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SAN FRANCISCO PORT COMMISSION

Meeting of:
January 24, 1979
10 a.m.

Next Meeting:
February 14, 1979
10 a.m.

The San Francisco Port Commission met this date in a regular meeting at 10:05 a.m.

PRESENT: Commissioners Rudden, Bridges, Morrison, Goldman and Rothenberg

ABSENT: None

ALSO PRESENT: Anthony J. Taormina, Deputy Port Director
Thomas K. Yerkes, Director, Finance and Administration
Charles L. Vickers, Chief Engineer
Harry Thiemann, Commercial Property Manager
William P. Lynch, Deputy City Attorney
James E. Huntsman, Secretary to the Commission

Item 2--Approval of the Minutes. The Secretary to the Commission requested approval of the minutes of the regular meeting of January 10, 1979.

Commissioner Rothenberg moved to approve the minutes of the meeting of January 10, 1979. The motion was passed, all the Commissioners voting "aye".

Item 3--Executive Director's Report. The Port Director was in Sacramento at a California Association of Port Authorities' meeting. Mr. Taormina, the Deputy Port Director, reported the Port has been informed by the Park and Recreation Department that as of December 1, 1978, the Ferry Building and the Agriculture Building are listed in the National Register.

On November 22, 1978, the Port Commission directed the City Attorney's office to draft a lease amendment to the Foreign Trade Services lease at Piers 19 and 23. Mr. Ed Osgood requested consideration of this lease amendment for the International Trade Mart be put over the next meeting of the Commission so he may have an opportunity to review the language of the lease. Commissioner Rothenberg requested a copy of the draft of the lease prior to the next Commission meeting.

All the Commissioners approved to put Item 7 over to the next meeting.

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Mr. Taormina reported on the Embarcadero improvements and the Embarcadero Roadway. When the sewer program was approved by the Commission, an agreement was entered into between the Port and Waste Water Management. Since the beginning of construction, there has been evident damage. The Port feels it is to its advantage to come up with a program to see what improvements should be made and forward this program to Mr. Richard Sklar, Director of Projects, Waste Water Treatment Program. Mr. Taormina recommended the Port begin discussions with the various City agencies regarding how to put the Embarcadero back to the City's and the Port's advantage.

Discussion followed.

The staff will prepare for the Commission a short report outlining the Belt Railroad and cross traffic issues.

Commissioner Morrison requested that the staff meet with the Commission and report on the Fisherman's Wharf area concentrating on the development of Pier 45.

Commissioner Goldman requested a report from the City Planning Department on the Pier 39 garage entrances.

Discussion followed.

The Deputy Port Director reported he has talked with a staff member in Congressman Phillip Burton's office in Washington who has assured him that the Congressman will take action to attempt to get authorization for the Federal breakwater in the early session of Congress. Budget hearings will be some time in February.

Discussion followed.

No action was required of the Commission.

Item 4--Finance and Administration report by Mr. Thomas Yerkes. The firm of Peat,Marwick and Mitchell and Co. has completed their report on the Port's billing and accounts receivable systems. The staff has reviewed it several times and is prepared for some system changes. This report will be forwarded to the Commission for their review.

Item 5--Consent Calendar. There were no items listed under the Consent Calendar.

Item 6--Bekins Van and Storage. At its meeting of January 10, 1979, the Commission requested the staff make a counter proposal to the one received from Bekins Van and Storage. The primary issues of the proposal were the monthly rent and the Consumer Price Index. Mr. David countered the Bekins proposal of $96,200 per year with an offer of $120,000 per year.

Mr. Taormina reported that Mr. Thiemann had another prospective tenant interested in a portion of Pier 46 for the storage of coffee and newsprint.

Discussion followed.

Commissioner Rothenberg suggested this item be put over for the next meeting of the Commission so Mr. Joe Holsinger and Mr. David could discuss the monthly rent further and come to a mutual agreement. All the Commissioners agreed to put the item over.

Item 7 was put over.

Item 8--Licenses 10174, 10175 and 9980. The Commission directed the staff to come up with a special formula for Licenses 10174, 10175, and 9980. Mr. Thiemann recommended increasing the rent to 30¢ per square foot with no percentage rental applied.

Discussion followed.

Commissioner Rothenberg suggested this item be put over for the next Commission meeting so the Commercial Property Manager could write up a special 30-day license relating to small lunchettes and diners, exempting them from percentage rental charges.

Item 9--Contract No. 2473. Bids were received for Contract No. 2473, Pier 80 Shed A and B end wall repair. The Deputy City Attorney reported that the low bidder failed to sign the bid bond but the insurance company did sign it. Because of this minor technicality, Mr. Lynch recommended the Commission vote to waive the technical defect.

Commissioner Goldman moved to waive the technical defect and allow the bidder to sign no later than January 26th. Commissioner Rothenberg seconded the motion. The motion was passed, all the Commissioners voting "aye".

Discussion followed.

Commissioner Bridges moved to accept the bid and Commissioner Rothenberg seconded the motion. The motion was passed, all the Commissioners voting "aye".

Item 10--Consideration of lease with the San Francisco Eye Institute at Pier 50 Administration Building. Commissioner Rothenberg moved to direct the City Attorney's office to prepare a lease and Commissioner Morrison seconded the motion. The motion was passed, all the Commissioners voting "aye".

Item 11--Commissioner Rothenberg moved to approve Licenses and Leases 10209 through 10216. Commissioner Morrison seconded the motion. The motion was passed, all the Commissioners voting "aye".

There being no further business, the meeting was adjourned at 12:05.

Executive Session followed.

APPROVED: Regular Meeting
February 14, 1979

/ma

Maggie Walsh

FEB 27 1978

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# SAN FRANCISCO PORT COMMISSION

Meeting of:
February 14, 1979
10 a.m.

Minutes

Next Meeting:
February 28, 1979
10 a.m.

The San Francisco Port Commission met this date in a regular meeting at 10:05 a.m.

PRESENT: Commissioners Rudden, Bridges and Morrison

ABSENT: Commissioners Goldman and Rothenberg

ALSO PRESENT: Edward L. David, Port Director
Anthony J. Taormina, Deputy Port Director
Thomas K. Yerkes, Director, Finance and Administration
Donald C. Boyd, Manager of Marketing
Harry Thiemann, Commercial Property Manager
Charles L. Vickers, Chief Engineer
William P. Lynch, Deputy City Attorney
James E. Huntsman, Secretary to the Commission

Item 2--Approval of the Minutes. The Secretary to the Commission requested approval of the minutes of the regular meeting of January 24, 1979.

Commissioner Morrison moved for approval of the minutes of the meeting of January 24, 1979. The motion was passed, all the Commissioners voting "aye".

Item 3--Executive Director's Report. Mr. David reported having received a letter from Mr. Walter Landor of Landor Associates expressing concerning about the new plans in the Pier 5 area. Mr. Landor requested assurance from the Port Commission that the Ferryboat Klamath would have priority over other historic ships to be accommodated in the Pier 1-3 area. No action was taken by the Commission.

Mr. Thiemann reported having received a letter from San Francisco Welding and Fabricating, Inc. requesting a lease at Pier 40, Pier 54 or Pier 64. The staff recommended Pier 54

which is currently being demolished by FERMA. Mr. Robert Sherrill of San Francisco Welding estimates the cost of upgrading the pier to be approximately $950,000. If the Port Commission does not approve a lease, the company will have to move out of the City.

Commissioner Morrison moved to have the staff negotiate a lease with San Francisco Welding and bring it back to the Commission for its approval. Commissioner Bridges seconded the motion. The motion was passed, all the Commissioners voting "aye".

Mr. Thiemann requested authorization to advertise that Seawall Lot 345 is available for development.

Commissioner Bridges moved to allow the staff to advertise the availability of Seawall Lot 345 for development. Commissioner Morrison seconded the motion. The motion was passed, all the Commissioners voting "aye".

The Deputy Port Director requested guidance from the Commission in drawing up a resolution prohibiting awnings and other encroachments extending over streets in the Fisherman's Wharf area. Mr. Charles Thielan of Ripley's Believe It or Not is currently requesting a permit to put up an awning. The merchants in the surrounding area have been allowed to put up canopies.

Discussion followed.

The Commission directed Mr. Taormina to write up a resolution for its approval.

The Port Director Director reported having received a proposal on January 31, 1979 for the restoration and development of the Ferry Building from Continental Development Corporation. (The Rouse Company in Maryland had withdrawn). Staff recommendation will be reported on February 28th or March 14th.

Item 4--Finance and Administration Report. There was no report.

Item 5--Consent Calendar. Commissioner Morrison moved for approval of all the items listed under the Consent Calendar and Commissioner Bridges seconded the motion. The motion was passed, the Commissioners voting "aye".

Item 6--Approval of a lease with San Francisco Eye Institute for Pier 50 Administration Building (approved in concept at the meeting of January 24, 1979.) The staff was unable to finalize a lease form. Mr. Thiemann explained the tenant was not willing to give the Port the right to cancel the lease at the end of five years because it would not be possible to relocate at the end of five years. The total rental in the next nine years would be $700,000.

Discussion followed.

Commissioner Morrison moved to authorize the staff to finalize a lease. Commissioner Bridges seconded the motion. The motion was passed, all the Commissioners voting "aye".

Item 7--Special 30-day license for lunchettes. The staff was unable to come up with the language for a special 30-day license relating to small lunchettes and diners, exempting them from percentage rental charges. The lunchettes do not cater to the tourist trade and do not sell liquor.

Discussion followed.

The Commission directed the Deputy City Attorney to write up a resolution stating the lunchettes are there for the benefit of the community surrounding the respective licensed premises.

Item 8--Passenger Head Tax Report by Mr. Donald Boyd. At its meeting of October 25, 1978, the Commission approved to assess a "Passenger Head Tax" of $5 on each passenger embarking or disembarking at the Port of San Francisco to be effective March 1, 1979. This item was added to the Port of San Francisco Tariff 3-C. Since that date, the Port staff has met several times with the San Francisco Committee for Passenger Facilities who requested the tax be reduced to $3 provided the funds are used for certain improvements at Pier 35. ($5 was the recommended fee because the Port of Los Angeles was proposing to raise its tax from $3 to $5. The Port of Los Angeles will not be raising its fee after all).

The cruise line people requested the following improvements be made at Pier 35:

1) Construction of a passenger waiting room

2) Remodelling and renovating a ground-level Customs clearance area

3) Renovating the current mezzanine waiting room

Discussion followed.

Commissioner Bridges moved to authorize the staff to proceed with the $3 passenger head tax instead of $5. Commissioner Morrison seconded the motion. The motion was passed, all the Commissioners voting "aye".

Item 9--Bids for demolition of Pier 16. Commissioner Bridges moved to allow the staff to rebid. Commissioner Morrison seconded the motion. The motion was passed, all the Commissioners voting "aye".

Item 10--Approval of licenses with Lykes Bros. Steamship Company. The staff requested approval of a license with Lykes Bros. Steamship Company for use of Pier 80 in accordance with Tariff 3-C and a license for the use of Pier 80 Administration Building. The company agrees to remain a minimum of six months and will give the Port 90 days' notice of cancellation. They will enter into a revenue sharing agreement at a later date. The company is offering a new service in the Pacific Coast and will take over where States Steamship Company was.

Commissioner Morrison moved for approval of the licenses with Lykes Bros Steamship Company. The motion was passed, all the Commissioners voting "aye".

Item 11--Contract No. SA 1095. The Deputy Port Director is recommending that the previous Charles Hall Page and Associates Contract No. SA 1095 be amended to add an additional $4,000 to provide the Port with the necessary case report and HABS photos necessary for the removal of Pier 16. The report is to be submitted to the Advisory Council for Protection of Historical and Cultural Resources.

Commissioner Morrison moved to approve the amendment to Contract No. SA 1095 and Commissioner Bridges seconded the motion. The motion was passed, all the Commissioners voting "aye".

Item 12--Licenses and Leases. Commissioner Morrison moved approval of the licenses and leases. Commissioner Bridges seconded the motion. The motion was passed, all the Commissioners voting "aye".

Item 13. The staff requested approval to allow Bonanza Films and San Francisco Shipping Service to sub-rent office space. Mr. Thiemann recommended these two tenants be permitted to sub-rent portions of their licensed areas provided they charge no more for the basic space than they pay to the Port and also provided they furnish copies of their sub-rental agreements to the Port within ten days of the date the agreement is finalized.

Commissioner Bridges moved to allow these tenants to sub-rent and Commissioner Morrison seconded the motion. The motion was passed, all the Commissioners voting "aye".

Item 14. The staff requested this item be removed. All the Commissioners approved.

Off the Agenda--Report by Commissioner Morrison. Tax exemption on containers is now before the State Legislature. California ports will be at a competive advantage.

Commissioner Morrison moved that the Commission express its favor of the exemption and communicate this action to Assemblyman Willie Brown before February 16, 1979. Commissioner Bridges seconded the motion. The motion was passed, all the Commissioners voting "aye".

There being no further business, the meeting was adjourned at 10:45 a.m. The Commission went into Executive Session.

The San Francisco Port Commission went into Executive Session to confer with the Deputy City Attorney and to discuss potential and pending litigation. The Commission authorized the Port Director to settle the Port's claim against its insurers for the fire damage occurring at Pier 40 for $217,610 with an additional $194,307 being paid upon the construction of additional revenue producing facilities within the next twenty-four months. The Commission also authorized the Port Director to settle any potential liens against the MAINE, the ARIZONA and the NEVADA by the acceptance of 50 percent of the total of $63,421.40 provided that this does not waive any Port claim against States Steamship Company for any uncompensated charges.

/ma

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# SAN FRANCISCO PORT COMMISSION

Meeting of:
February 28, 1979
10 a.m.

Next Meeting:
March 14, 1979
10 a.m.

The San Francisco Port Commission met this date in a regular meeting at 10 a.m.

PRESENT: Commissioners Rudden, Bridges, Morrison, Goldman and Rothenberg

ABSENT: None

ALSO PRESENT: Edward L. David, Port Director
Anthony J. Taormina, Deputy Port Director
Thomas K. Yerkes, Director, Finance and Administration
Donald C. Boyd, Manager of Marketing
Harry Thiemann, Commercial Property Manager
Charles L. Vickers, Chief Engineer
William P. Lynch, Deputy City Attorney
James E. Huntsman, Secretary to the Commission

Item 2--Approval of the Minutes. The Secretary to the Commission requested approval of the minutes of the regular meeting of February 14, 1979.

Commissioner Rothenberg requested that two subjects be brought up for further discussion. The items were the proposed lease at Pier 54 with San Francisco Welding and Fabricating Company and advertising the availability of Seawall Lot 345 for development. (Brought up at the end of the meeting).

Commissioner Rothenberg moved approval of the minutes of the regular meeting of February 14, 1979. The motion was passed, all the Commissioners voting "aye".

Item 3--Executive Director's Report. The Port Director requested that the Gerson Bakar and Associates proposal for Seawall Lots 319 and 320 be put over for the regular Commission meeting of March 14, 1979. Commissioner Rothenberg requested the staff forward copies of the explanatory material to the Commission prior to the meeting for its review.

Mr. David will give a report of the staff's recommendation for a developer of the Ferry Building at the meeting of March 14, 1979.

The amendment to the Powell River-Alberni Sales Corporation lease was approved by the Board of Supervisors at its meeting of February 26, 1979; and the Board recommended the amendment to the United Shellfish Company lease be modified to have an annual cost-of-living index. The Deputy Port Director requested authorization to amend the amendment of the lease as recommended by the Board of Supervisors.

Commissioner Morrison moved to amend the amendment of the United Shellfish Company lease and Commissioner Rudden seconded the motion. The motion was passed, all the Commissioners voting "aye".

Mr. David announced that the arrival of the first Evergreen ship was scheduled for March 21, 1979.

The Deputy Port Director reported that several Fisherman's Wharf tenants were protesting the proposed exterior alterations for Guardino's Gift Shop. A permit for the alterations was issued by the Engineering Department in May of 1978, so Mr. Guardino has two months in which to complete the changes. If he wished to modify the original plans, he would have to come back to the Commission for its approval.

Commissioner Rothenberg concerned with the deterioration of Fisherman's Wharf suggested the Port staff and the Commission meet with the Fisherman's Wharf tenants to discuss how to make Fisherman's Wharf an exciting place to be and shop.

Discussion followed.

Item 4--Finance and Administration Report. Mr. Yerkes reported the balance of the payment due from the insurance company for the settlement of the Pier 40 fire was $194,000. The Port has 24 months as of February 16, 1979 to decide where the monies will be applied for a capital improvement.

According to Mr. David, there are two options. The fund could be applied towards improving Pier 35 or improving Pier 94. The proposed improvements for Pier 35 were reported at the last Commission meeting.

Discussion followed.

Item 5--Consent Calendar. Commissioner Rothenberg requested Items 5a and 5b be removed from the Consent Calendar for separate discussion. 5a became Item 14 and 5b became Item 15.

Commissioner Morrison moved for approval of Item 5c, to award Contract 1112 for tugboat service. Commissioner Rothenberg seconded the motion. The motion was passed, all the Commissioners voting "aye".

Item 14 (formerly 5a) and Item 15 (formerly 5b) The Engineering Department requested approval of Modification No. 1 to Contract 2489. The modification is necessary due to the site conditions being different than anticipated and Port work forces being reduced in size. No. 6 of Modification No. 1 covers the addition of Western Fire Protection and Vickers Concrete Sawing as subcontractors to help meet Minority Enterprises' utilization goals. Adding subcontractors after a contract is awarded is permitted with the consent of the awarding officer, board or commission.

Discussion followed.

Commissioner Rothenberg moved approval of Items 14 and 15. The motion was passed, all the Commissioners voting "aye".

Item 6--Pier 50 Administration Building. The staff requested approval of a nine-year lease (final form) with San Francisco Eye Institute for Pier 50 Administration Building. Commissioner Rothenberg recommended the lease be for five years instead of nine years and the Port compensate the tenant if the Port desired the pier back for development (similar to Powell River-Alberni Sales Corporation lease). The tenant did not want the pier for five years.

Commissioner Morrison moved approval of the nine-year lease with San Francisco Eye Institute as presented in its final form. The motion was passed by a vote of four to one, Commissioner Rothenberg dissenting.

Item 7--Garden City Proposal at Hyde Street Pier. Mr. Robert Taylor was not present to make his report.

Commissioner Morrison moved to continue this matter at the next regular Commission meeting.

Discussion followed.

Commissioner Goldman recommended Mr. Taylor present his new proposal to the staff first for their review. All the Commissioners agreed.

Item 8--Licenses and Lease. Commissioner Rothenberg moved approval of Licenses and Leases Nos. T10237 to T10241. Commissioner Bridges seconded the motion. The motion was passed, all the Commissioners voting "aye".

Item 9--Guard service at Pier 94/96. Commissioner Rothenberg moved approval of the agreement between the Port and Crescent Wharf and Warehouse Company for guard service at Pier 94/96. Commissioner Morrison seconded the motion. The motion was passed, all the Commissioners voting "aye".

Item 10--Review bids for demolition of Pier 16. The staff requested this item be put over for the next regular meeting because the closing date for receiving bids was changed to March 8, 1979.

Commissioner Morrison moved to put this item over. The motion was passed, all the Commissioners voting "aye".

Item 11--Dispatch Drayage. Dispatch Drayage, whose license was approved at the last Commission meeting, requested approval to subrent a portion of their space at Seawall Lot 336 to Wright Bros. Commissioner Rothenberg recommended the tenant be allowed to charge more than the basic rent and divide the difference 50/50 with the Port. Because this could involve more paper work and bookkeeping, Mr. David suggested discussing the matter with Mr. Yerkes and reporting back to the Commission at the next regular meeting.

Commissioner Rothenberg moved to allow Dispatch Drayage to subrent to Wright Bros. The motion was passed, all the Commissioners voting "aye".

Item 12--Addendum to GGBH&TD agreement. Commissioner Rothenberg moved approval of the addendum to the Golden Gate Bridge, Highway, and Transportation District Transformer Agreement. Commissioner Morrison seconded the motion. The motion was passed, all the Commissioners voting "aye".

Item 13--Pier 48 assignment. Commissioner Rothenberg moved approval to assign the Pier 48 lease with Crown Zellerbach to Forest Terminals Corporation. Commissioner Bridges seconded the motion. The motion was passed, all the Commissioners voting "aye".

Off the agenda

Commissioner Rothenberg recommended the action taken by the Commission at its last meeting, February 14, 1979, on advertising the availability of Seawall Lot 345 for development and negotiating a lease with San Francisco Welding and Fabricating Company be reconsidered. Pier 54 and Seawall Lot 345 are critical for the development of the central waterfront.

Discussion followed.

Commissioner Rothenberg recommended the staff study this matter further and report back to the Commission at its next regular meeting.

Discussion followed.

The Port Commission requested the following be done in the near future:

a) a strip map of the waterfront be placed before each Commissioner at all meetings

b) the Port Director meet with Mr. Sklar re cable car turnaround

c) the Port Director remind Warren Simmons that there will be no extension of the lease at Pier 35

d) the Port Director advise re outside counsel in Pier 39 matter

There being no further business, the meeting was adjourned at 11:30 a.m. The Commission then went into Executive Session to discuss litigation and personnel matters.

/ma

C E R T I F I C A T E

I certify that these minutes were approved at the Regular meeting of the SanFrancisco Port Commission on March 28, 1979.

JAMES E. HUNTSMAN
Secretary, San Francisco Port Commission

MAR 27 1979

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# SAN FRANCISCO PORT COMMISSION

Meeting of:
March 14, 1979
10 a.m.

Minutes

Next Meeting:
March 28, 1979
10 a.m.

The San Francisco Port Commission met this date in a regular meeting at 10:10 a.m.

PRESENT: Commissioners Rudden, Bridges, Morrison, Goldman and Rothenberg

ABSENT: None

ALSO PRESENT: Edward L. David, Port Director
Anthony J. Taormina, Deputy Port Director
Thomas K. Yerkes, Director, Finance and Administration
Harry Thiemann, Commercial Property Manager
William P. Lynch, Deputy City Attorney
James E. Huntsman, Secretary to the Commission

Item 2--Approval of the Minutes. The Secretary to the Commission reported the minutes of the meeting of February 28, 1979 will be presented at the next regular Commission meeting.

Item 3--Executive Director's Report. At its last meeting, the Commission directed the Port Director to meet with Mr. Sklar, Public Utilities Commission, regarding the expiration date of Resolution 77-17, Cable Car Turnaround at Fisherman's Wharf. Mr. David reported that the Public Utilities Commission requested a one-year extension from January, 1979 to January, 1980 in order to continue pursuing its activities.

Discussion followed.

Mr. Rino Bei, Director for Construction, Municipal Railway, and Mr. Tom Matoff, Director of Planning, Municipal Railway, gave a report on the proposed traffic plans for the Fisherman's Wharf area.

Discussion followed.

Commissioner Goldman moved to extend the cable car resolution from January, 1979 to January, 1980. Commissioner Morrison seconded the motion. The motion was passed, all the Commissioners voting "aye".

A new resolution will be written up with the same agreements and a new date.

The Port Director requested Item No. 6, BJW Associates' proposal for use of Seawall Lots 319 and 320 be put over for the next regular Commission meeting. All the Commissioners agreed.

Item 11, discussion on traffic congestion along the Embarcadero, was removed from the agenda upon Mr. Warren Simmons' request.

Mr. Thiemann requested approval of the Delta King lease (Item 8) be put over for the next regular Port Commission. The Commissioners agreed to put the item over; Commissioner Rothenberg wished to make a request when the other ferryboat lease came up on the agenda (Item 9).

The Port Director reported there will be a reception in March for the first Evergreen ship. All the Commissioners are invited.

Item 4--Finance and Administration Report. Mr. Yerkes recommended the Port not go into the subrenting concept as it would involve more accounting procedures and not be profitable for the Port. Commissioner Rothenberg withdrew his previous motion to develop a special license.

Item 5--Consent Calendar. Commissioner Rothenberg requested Item 5b be removed from the Consent Calendar for separate discussion. Item 5b became Item 13.

Commissioner Rothenberg moved to approve Item 5a and award Contract No. 2478 to Ferma Corporation for the lump sum price of $327,000 for the removal of Pier 16. The motion was passed, all the Commissioners voting "aye".

Item 13 (Formerly 5b) Refunds and Allowances. The credit to States Steamship Company in the amount of $100,069.64 is not a refund. It is a credit for period 12/1/78 through 1/21/79 based on a 50/50 split after the total billed amount of $400,000 per terms of the Revenue Sharing Agreement as modified by Mr. David. The credit will be used up when the last States ship docks.

Commodore Helicopters should not have been billed by the Port for an operation they performed in Marin. An audit was conducted, at the Port's expense, to confirm the location of the operation. $8,659.23 was credited to Commodore Helicopters' account.

Commissioner Goldman moved approval of the Refunds and Allowances in the amount of $137,477.54. Commissioner Rothenberg seconded the motion. The motion was passed, all the Commissioners voting "aye".

Item 6 was put over.

Item 7--Continental Development Corporation Proposal. Mr. W. Gene Mays, President of Continental Development Corporation, and Mr. Arthur Gensler, President of Gensler Associates, presented to the Port Commission their proposal for the restoration and adaptive re-use of the Ferry Building.

Discussion followed.

The Port Director recommended the following:

1) the selection process be extended 120 days;

2) Continental Development Corporation be the designated developer;

3) Continental Development Corporation meet with the Port Commission staff during the 120-day period to refine and finalize a development concept for the Ferry Building;

4) the Port Commission staff and a select group of professional real estate historical and urban planning consultants evaluate Continental's concepts over the next 120 days; and

5) Port Commission staff pick an alternate development team inviting them to submit a proposal if an agreement is not reached during the 120-day period

Discussion followed.

Commissioner Rothenberg moved approval of the staff's recommendations and Commissioner Goldman seconded the motion. The motion was passed, all the Commissioners voting "aye".

Items 8 and 9--Commissioner Rothenberg moved the Port Commission put over for 30-60 days approving the leases of the ferryboat SANTA ROSA and riverboat DELTA KING and suggested the Port Commission wait for the Northeastern Waterfront Advisory Committee plan. Commissioner Goldman seconded the motion. The motion was passed, all the Commissioners voting "aye".

Item 10--San Francisco Welding and Fabricating, Inc. The staff requested approval of a lease concept with San Francisco Welding and Fabricating, Inc. at Pier 54. The tenant is requesting a five-year lease with a four-year option. The Port will have the right to cancel the lease during the option period giving the tenant 180 days' notice.

Discussion followed.

Mr. Thiemann recommended the Port Commission waive advertising the availability of Pier 54 before directing the City Attorney's Office to draft a lease.

Commissioner Morrison moved to waive the advertising procedure and direct the City Attorney's Office to draft a five-year lease with San Francisco Welding and Fabricating, Inc. for the Commission's approval at the next regular Commission meeting. Commissioner Bridges seconded the motion. The motion was passed, all the Commissioners voting "aye".

Item 12--Licenses and Lease Nos. 10242 to 10251

Discussion followed on License 10251, Meatball Bait Distributor, a California Corporation, Commercial Fishing Bait-Packing and Sales.

Commissioner Morrison moved approval of Licenses and Leases Nos. 10242 to 10251. Commissioner Rothenberg seconded the motion. The motion was passed, all the Commissioners voting "aye".

Off the agenda

Item 14--Crane Inspection. Mr. Huntsman requested approval of an expenditure of $5,365 for the inspection and certification of the cranes at Pier 96.

Commissioner Rothenberg moved approval and Commissioner Goldman seconded the motion. The motion was passed, all the Commissioners voting "aye".

There being no further business, the meeting was adjourned at 12:45 p.m.

/ma

People who spoke at the Meeting of March 14, 1979

Dr. John Christense, Public Utilities Commission, Item 3

Mr. Tom Matoff, Director of Planning, MUNI, Item 3

Mr. Rino Bei, Director of Construction, MUNI, Item 3

Mr. Gene Mays, President, Continental Development Corp. Item 7

Mr. Arthur Gensler, President, Gensler Associates, Item 7

Mr. Michael O'Lear (representing McCormac), SANTA ROSA, Item 9

Mr. Ken Walsh, Best Way Drayage, Item 10 (Pier 54

Mr. Arthur David, San Francisco Welding, Item 10

Mr. Jim Williams, Meatball Bait Distributor, Item 12

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# SAN FRANCISCO PORT COMMISSION

Minutes

Meeting of:
March 28, 1979
10 a.m.

Next Meeting:
April 11, 1979
10 a.m.

The San Francisco Port Commission met this date in a regular meeting at 10:07 a.m.

PRESENT: Commissioners Rudden, Bridges, Morrison, Goldman and Rothenberg

ABSENT: None

ALSO PRESENT: Edward L. David, Port Director
Anthony J. Taormina, Deputy Port Director
Thomas K. Yerkes, Director, Finance and Administration
Harry Thiemann, Commercial Property Manager
Charles L. Vickers, Chief Engineer
William P. Lynch, Deputy City Attorney
James E. Huntsman, Secretary to the Commission

The meeting opened with a multi-media slide presentation entitle "San Francisco, The Versatile Port."

Item 2--Approval of the Minutes. The Secretary to the Commission requested approval of the Minutes of the Meetings of February 28th and March 14th with the following changes made to the minutes of March 14th:

Page 3, Item 13, delete entire sentence, "The credit will be used up when the last States ship docks." and

Page 4, sixth line from the top of the page, substitute Morrison for Rothenberg.

Commissioner Rothenberg moved approval of the Minutes of the Meetings of February 28th and March 14th. The motion was passed, all the Commissioners voting "aye".

Item 4--Executive Director's Report. The Staff has met with Continental Development Corporation to discuss the final development concept for the Ferry Building. They have also met with Charles Page (Charles Hall Page and Associates) and Joseph Azrack (John McMahan and Associates), a select group of consultants, who will evaluate Continental's concept over the next 120 days.

A. Cal Rossi Co., Ltd. and Tecon Services have acknowledged the Port Director's letter of March 21st and each have stated they wish to be considered as an alternate developer.

The Port Director reported a delegation from the People's Republic of China will be visiting the Port of Oakland on April 19th and the Port of San Francisco on April 20th and 21st. A program is being put together for their visit.

Commissioner Goldman recommended a letter be sent to The Rouse Company advising them that the San Francisco Port Commission will be picking an alternate development team and inviting them to submit a proposal if an agreement is not reached with the Continental Development Corporation within the next 120 days. He also recommended two architects be added to the select group of consultants. The additional service is necessary.

Discussion followed.

Commissioner Morrison recommended the Commission authorize the Port Director to spend whatever is necessary within a reasonable limit to get architectural consultation.

All the Commissioners approved.

Item 5--Finance and Administration Report. The Director of Finance and Administration reported that the Port has received $217,610 from the insurance company for the Pier 40 fire; the Mayor's Office has passed the budget, and it is now before the Board of Supervisors; and a Memorandum of Understanding is needed to finance the fireboat in the fourth quarter.

Item 6--Approval of a lease with San Francisco Welding and Steel Fabricating Company. The staff requested approval of a lease with San Francisco Welding and Steel Fabricating Company at Pier 54 for a ship repair business. The lease was approved in concept at the last meeting, and the recommended changes have been made. Exhibit A will be provided by the Chief Engineer.

The uses to be inserted in the lease, upon which the Port's option to terminate would be based, are to be approved by the Port Director and inserted in the lease before it is executed. The base Consumer Price Index is to be February, 1979 instead of December, 1978.

Commissioner Morrison moved approval of the lease with the above changes and Commissioner Goldman seconded the motion. The motion was passed, all the Commissioners voting "aye".

Item 7--Amendment to the Foreign Trade Services lease. The staff requested approval of an amendment to Mr. Osgood's lease at Piers 19 and 23, extending his present lease from June 30, 1987 to June 30, 2007. In a memorandum to the Commission dated March 27th, the staff recommended two changes be made to the Amendment.

Discussion followed.

Commissioner Morrison moved approval of the Foreign Trade Services lease amendment with the two changes. Commissioner Goldman seconded the motion. The motion was passed by a vote of four to one, Commissioners Goldman, Morrison, Bridges, and Rudden voting "aye" and Commissioner Rothenberg voting "no".

The lease will now go before the Board of Supervisors for its approval.

Item 8--Licenses and Leases. Commissioner Rothenberg moved approval of the licenses and leases Nos. 10252 through 10256. The motion was passed, all the Commissioners voting "aye".

Item 9. The staff requested approval to allow Walter Landor to sublease a portion of Pier 5 to Arnold Rosvall. Commissioner Goldman requested he be allowed to abstain from voting. All the Commissioners approved. Commissioner Rothenberg moved approval

of the sublease. The motion was passed, all the Commissioners voting "aye".

Item 10--Report on Wastewater Sewer Program along the Embarcadero. Mr. Vickers invited Mr. Billy G. Crockett, Program Manager, to speak on this matter.

Discussion followed.

Work will be starting in front of the Ferry Building soon and will continue for about ten weeks. The Wastewater Sewer Program staff is working closely with the Port staff on restoring the Embarcadero as the Port desires.

Discussion followed.

There being no further business, the meeting was adjourned at 11:50 a.m. The Commission went into Executive Session to discuss personnel matter.

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# SAN FRANCISCO PORT COMMISSION

Meeting of:
April 11, 1979
10 a.m.

Next Meeting:
April 25, 1979
10 a.m.

Minutes

The San Francisco Port Commission met this date in a regular meeting at 10:10 am.

PRESENT: Commissioners Rudden, Bridges, Morrison, Goldman and Rothenberg

ABSENT: None

ALSO PRESENT: Edward L. David, Port Director
Anthony J. Taormina, Deputy Port Director
Thomas K. Yerkes, Director, Finance and Administration
Harry Thiemann, Commercial Property Manager
Charles L. Vickers, Chief Engineer
William P. Lynch, Deputy City Attorney
James E. Huntsman, Secretary to the Commission

Item 2--Approval of the Minutes. The Secretary to the Commission requested approval of the Minutes of the Meeting of March 28, 1979.

Commissioner Rothenberg moved approval of the minutes. The motion was passed, all the Commissioners voting "aye".

Item 3--Executive Director's Report. The Port Director reported that the Leslie Lykes will be the first ship to call on the People's Republic of China from San Francisco in 35 years. It will be departing the Port on May 14th.

Mr. David asked the Deputy City Attorney to give his legal opinion on the complaint by Cresci Brothers against Guardino's Gift Shop.

Mr. Lynch reported the Cresci Bros. lease and the Guardino Gift Shop lease have identical provisions. The improvements being constructed will not affect the pedestrian access to the area; therefore, there is no basis for claiming that the Port is frustrating the purpose of Cresci's lease or that Guardino's is interfering with Cresci's rights.

Commissioner Rothenberg recommended that in the future if a Fisherman's Wharf tenant requests permission to make a change, the surrounding tenants be notified.

The Port Director reported the budget will be before the Board of Supervisors' Finance Committee on April 18, 1979. Mr. Yerkes reported that the fireboat's and City Attorney's costs have been removed from our budget by the Mayor's Office due to the new FAMIS accounting system.

Discussion followed.

Commissioner Morrison moved to direct the staff to send a letter to the Mayor's Office, Finance Committee, and Fire Commission outlining the Memorandum of Understanding. Commissioner Rothenberg seconded the motion. The motion was passed, all the Commissioners voting "aye".

The Deputy Port Director reported on the San Francisco's delegation trip to Washington D.C. to lobby for the Fisherman's Wharf Breakwater. The delegation was made up of Supervisor John Molinari, Senator Milton Marks, Mr. Sal Balestrieri, and Mr. Virgil Caselli. A detailed report will be prepared for the Commission.

Item 4--Finance and Administration Report. Mr. Yerkes gave a report on the concepts of the Peat Marwick and Mitchell Accounting System.

Item 5a--Consent Calendar. Commissioner Rothenberg requested an explanation of the settlement payment of $1,198.46 on the American Pacific Container Line, Inc. account.

Discussion followed.

Commissioner Rothenberg moved approval of all the items under the Consent Calendar and Commissioner Morrison seconded the motion. The motion was passed, all the Commissioners voting "aye".

Item 6--Approval of the Santa Rosa and Delta King leases. Mr. Harry Lee, attorney for Delta King requested the lease approval be put over for the next regular Commission meeting.

Discussion followed on the berthing site of the Delta King. The Commission agreed to put over this item for further discussion at the next meeting.

Ms. Kathy Cruise, Phlueger Architects, reported the Santa Rosa owners are willing to allow the Commission to berth the ferryboat in the Pier 7 through Pier 24 area.

Commissioner Morrison moved approval of the SANTA ROSA lease and Commissioner Bridges seconded the motion. The motion was passed, all the Commissioners voting "aye".

Commissioner Rothenberg moved to waive the advertising policy because the Santa Rosa is a historic vessel. Commissioner Bridges seconded the motion. The motion was passed, all the Commissioners voting "aye".

Item 7--Presentation of Fisherman's Wharf traffic studies by Mr. Jeffrey Lee, Director of the Department of Public Works. The temporary traffic studies, plans, and recommendations are in agreement with several City departments. Action by the Port Commission will be at its next regular scheduled meeting.

Item 8--Approval of the work program proposal for the Continental Development Corporation with the Port staff and selected consultants. Mr. David requested the Commission take action to grant a 120-day extension with Continental Development commencing April 11th instead of March 28th.

Discussion followed.

Commissioner Rothenberg recommended the staff come back in two weeks with a revised work program. Approval of the extension will be made on that day.

There being no further business, the meeting was adjourned at 12:30 p.m. in memory of Monsignor Matthew Connolly.

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# SAN FRANCISCO PORT COMMISSION

Meeting of:
April 25, 1979
10 a.m.

Minutes

Next Meeting:
May 9, 1979
10 a.m.

The San Francisco Port Commission met this date in a regular meeting at 10:10 a.m.

PRESENT: Commissioners Rudden, Bridges, Morrison, Goldman and Rothenberg

ABSENT: None

ALSO PRESENT: Edward L. David, Port Director
Anthony J. Taormina, Deputy Port Director
Thomas K. Yerkes, Director, Finance and Administration
Harry Thiemann, Commercial Property Manager
Charles L. Vickers, Chief Engineer
William P. Lynch, Deputy City Attorney
James E. Huntsman, Secretary to the Commission

Item 2--Approval of the Minutes. The Secretary to the Commission requested approval of the Minutes of the Meeting of April 11, 1979.

Commissioner Rothenberg moved approval of the minutes. Commissioner Bridges seconded the motion. The motion was passed, all the Commissioners voting "aye".

Item 3--Executive Director's Report. The Port Director advised the Commission as to the status of the Ferry Building work program and asked that the 120-day period for the work program begin today, April 25th.

Discussion followed.

Commissioner Rudden moved that the 120-day period begin April 25th with the understanding that the staff come back to the next meeting with the program clearly defined. The motion was passed, all the Commissioners voting "aye".

Item 4--Finance and Administration Report. Mr. Yerkes apologized for the lateness of the American Pacific Container Line, Inc. resolution to extend accommodation till June 30th.

Commissioner Rothenberg requested that the matter be brought back before the Commission the first week of July.

Commissioner Rothenberg moved to bring the matter back to the Commission's first meeting in July. Commissioner Bridges seconded the motion. The motion was passed, all the Commissioners voting "aye".

Mr. Yerkes reported on the Budget hearing before the Board of Supervisors' Finance Committee. The items discussed were salaries, contractual services, and the fireboat. A resolution was presented which funds the fireboat at a level in which an understanding will be clared and further stated the Commission's belief that there is less fire hazard today due to the demolition of decayed piers and sprinklering of piers.

Commissioner Morrison moved approval and Commissioner Goldman seconded the motion. The motion was passed, all the Commissioners voting "aye".

Mr. Yerkes requested an outside contract for Peat Marwick and Mitchell. Commissioner Rothenberg requested this be held over till the next meeting so the Commission may have the time to peruse it properly.

Item 5--Consent Calendar. Item 5b was taken out of order at the request of the Chief Engineer. Item 5b became Item 12.

Commissioner Rothenberg moved approval of Item 5a, amendment to San Francisco Port Commission Conflict of Interest Code. The motion was passed, all the Commissioners voting "aye".

Item 12 (Formerly 5b) The Chief Engineer reviewed new development in Contract 2475, Embarcadero Relocation (Pier 35-41). Commissioner Rothenberg moved approval of Contract 2475 and Commissioner Morrison seconded the motion. The motion was passed, all the Commissioners voting "aye".

Item 6--Acceptance of Contract 2490, demolition of Pier 54. At Commissioner Rothenberg's suggestion, contractors will from this time forward be requested to secure the area by fencing it.

Commissioner Rothenberg moved approval of Contract 2490 and Commissioner Goldman seconded the motion. The motion was passed, all the Commissioners voting "aye".

Item 7--Approval of lease concept with FERMA Corp. for use of Pier 64. The Commercial Property Manager requested the Commission waive the advertising policy.

Discussion followed.

Commissioner Rothenberg requested that the pier be advertised and that the Commercial Property Manager return in four weeks with the results. The Commissioners concurred with Commissioner Rothenberg's suggestion.

Item 8--Consideration of various amendments to the Harbor Traffic Code relating to traffic at Fisherman's Wharf. The Deputy Port Director presented the resolutions for traffic and tour bus parking.

Discussion followed.

Commissioner Rothenberg directed the staff to ask Pier 39, the Cannery, Ghiradelli Square, and Fisherman's Wharf if they would do cooperative advertising with MUNI. Commissioner Rothenberg suggested that the tour bus fee be increased to $1. The staff was directed to review this item.

Commissioner Morrison moved that both resolutions be accepted. Commissioner Goldman seconded the motion. These resolutions were accepted, all the Commissioners voting "aye".

Item 9--Request approval of Promenade Design and approval to advertise for bids. The Commission was advised that the Art Department might require that 2 percent of some aspect of the project be devoted to the purchase of sculpture. This item has not been budgeted for.

Commissioner Goldman advised his colleagues and staff that there is a move afoot to get sculpture donated from the private sector.

The Chief Engineer present the Promenade project.

Commissioner Rothenberg asked if funds were available to refurbish the exterior of the firehouse. The staff will report back to the Commission on this item.

Commissioner Morrison moved that the project be accepted and put to bid. The motion was passed, all the Commissioners voting "aye".

Item 10--Licenses and Lease. Commissioner Goldman moved approval of Licenses and Leases Nos. 10257 through 10266. The motion was passed, all the Commissioners voting "aye".

Item 11--Request approval of Standard Agreement No. 1112 with Williams Co. for maintenance of public rest-rooms at Fisherman's Wharf.

Mr. David advised the Commission of a call he received from Mr. Warren Simmons and his desire to maintain the restrooms. It was brought to the Commission's attention that the restrooms are not owned by the Port but rather by Williams.

Discussion followed.

Commissioner Rothenberg directed the staff to consult with park staff on the construction of vandal-proof toilets.

Mr. David suggested that the Williams contract be extended 30 days, till May 30th, while the staff works out a solution.

Commissioner Rothenberg authorized that the Director resolve the matter in conjunction with the Legal Department.

Before adjourning the meeting, Commissioner Rudden saluted the work of Charles Vickers and wished him the best in the future. Mr. Vickers was presented with a resolution.

Mr. David introduced Pam Jones, a CORO intern, who will be working with the Port for the next six weeks.

There being no further business the meeting was adjourned at 11:40 a.m. and the Commission went into Executive Session to discuss a personnel matter.

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SAN FRANCISCO PORT COMMISSION

Meeting of:
May 9, 1979
10 a.m.

Next Meeting:
May 23, 1979
10 a.m.

The San Francisco Port Commission met this date in a regular meeting at 10:05 a.m.

PRESENT: Commissioners Rudden, Bridges, Morrison, Goldman and Rothenberg

ABSENT: None

ALSO PRESENT: Edward L. David, Port Director
Anthony J. Taormina, Deputy Port Director
Thomas K. Yerkes, Director, Finance and Administration
William P. Lynch, Deputy City Attorney
Harry Thiemann, Commercial Property Manager

Item 2--Approval of the Minutes. The Secretary to the Commission requested approval of the Minutes of the Meeting of April 25, 1979 with the following changes:

The sentence on Page 2, paragraph 4 to read "A resolution was presented which funds the fireboat at the level at which the Memorandum of Understanding was prepared and further stated the Commission's belief that there is less fire hazard today due to the demolition of decayed piers and sprinklering of piers."

The last sentence of Page 5 to read "There being no further business the meeting was adjourned at 11:40 a.m. and the Commission went into Executive Session to discuss a personnel matter and potential litigation."

Commissioner Rothenberg moved approval of the minutes with the changes. The motion was passed, all the Commissioners voting "aye".

Item 3--Executive Director's Report. Mr. David requested Item 8, approval of a license with Forest Terminals Corp. at Pier 45, be put over for the next regular meeting of the Commission.

Commissioner Rothenberg recommended an update report from the staff of the Port's efforts on the eventual use of Pier 45 for fish processing.

Mr. David reported having received a letter from the San Francisco Charter Revision Commission requesting the Port testify at a hearing on May 17th. Statements may be a matter of Port policy; and because the Commission will not be meeting again until the regular meeting of May 23rd, the Port Director and Deputy Port Director will make an oral presentation and come back to the Commission for approval of a written statement at the meeting of May 23rd.

Mr. David reported having received a letter from the Fire Department volunteering to demolish the wooden structures adjacent to the Roundhouse. The Port Commission had previously approved to have the buildings demolished by the Port's Maintenance Department at a cost not to exceed $10,000.

Commissioner Bridges moved to have the structures demolished by the Port's Maintenance Department. Commissioner Morrison seconded the motion. The motion was passed, all the Commissioners voting "aye".

The Port Director has received a request from States Steamship Company to terminate their lease to their portion of Pier 80 effective June 30, 1979. The Port staff is in agreement with the request as Lykes Bros. is now utilizing the facility on a 30-day license. Lykes Bros. has notified the Port Director of their wish to negotiate a lease. The Port Director requested authorization from the Commission to send a letter to States Steamship Company terminating their lease effective June 30th on the stipulation that they pay all post bankruptcy monies due the Port, which is $56,000.

At this time, the Deputy City Attorney advised the Port Director and the Commission that States Steamship Company cannot pay any ~~post~~ pre- bankruptcy monies with the permission of the bankruptcy court.

Commissioner Morrison moved to send a letter (without the stipulation) to States Steamship Company terminating their lease effective June 30, 1979. Commissioner Rothenberg seconded the motion. The motion was passed, all the Commissioners voting "aye".

The Deputy Port Director reported that the Port has been informed through the meetings of the joint directors and that the consultants, ROMA, are prepared by the end of this month to present an overview of the entire project of the survey area of the Northeastern Waterfront Advisory Committee's recommendations to the various Commissions that are involved in the project. It has been suggested that a special meeting be scheduled on May 30th for a joint meeting of the three Commissions--the Redevelopment Commission, the Port Commission, and the City Planning Commission. The meeting will be an informational meeting; no action will be taken.

Item 4--Finance and Administration Report. The Director of Finance and Administration reported on the Port's goals and objectives under the City's FIRM system and on the status of the fireboat.

On the fireboat, the Finance Committee of the Board of Supervisors rejected by a two to one vote to reduce the Fire Department's budget by 16 fire fighters. The Mayor decided the Port will have to pay 100 percent. The Fire Commission, the Port Commission and the Mayor will have to settle the issue. No consideration was given to the City Attorney's opinion.

If the Board adopts the budget on May 21st, the Port Director will write to the Controller directing him to release no more than $541,000. At that time the Controller will then request direction from the City Attorney.

Discussion followed.

Item 5--Consent Calendar. Commissioner Rothenberg requested Item 5a be removed from the Consent Calendar for separate discussion. Item 5a became Item 14.

Item 14 (formerly 5a). Commissioner Rothenberg asked for an explanation of the $3,500 credit to the Dolphin P. Rempp Restaurant.

Discussion followed.

Commissioner Rothenberg moved approval of the Refunds and Allowances. The motion was passed, all the Commissioners voting "aye".

Item 6--approval of amendment to Coast Marine and Industrial Supply, Lease No. L-9184. Coast Marine requested to change the Use of Premises clause. The proposed change would permit the tenant to change an area presently used for wholesale operations into a locker-shower room and a small 24-hour-a-day coffee shop for use by the fishermen. Commissioner Rothenberg recommended a restrictive language be used for the change in clause.

Commissioner Morrison moved to authorize the staff to negotiate an appropriate amendment to the lease. Commissioner Rothenberg seconded the motion. The motion was passed, all the Commissioners voting "aye".

Item 7--Delta King lease. Mr. Thiemann reported on the status of the Delta King lease. The lease is being brought back to the Commission because the tenant is requesting an option to cancel the lease if he is not satisfied with the first or any subsequent locations offered by the Port. If the tenant is given an option, the Deputy City Attorney recommends he be charged for the option.

Discussion followed.

Commissioner Rothenberg recommended Mr. Lynch draft two leases for the Commission's review--one with the location clause and the other with Mr. Lee's suggested clause.

Item 8 was put over.

Item 9--Peat, Marwick and Mitchell. The Director of Finance and Administration requested approval to contract with Peat, Marwick and Mitchell for consulting services in support of the new EDP system in the amount of $37,300.

Discussion followed.

Commissioner Rothenberg moved approval of the contract and Commissioner Morrison seconded the motion. The motion was passed, all the Commissioners voting "aye".

Item 10--Licenses and Leases. The Commercial Property Manager requested approval of Licenses and Leases Nos. L-10267 through L-10274, excluding L-10272 and 10273.

Commissioner Morrison moved approval of the Licenses and Leases, excluding L-10272 and 10273. Commissioner Bridges seconded the motion. The motion was passed, all the Commissioners voting "aye".

Item 11--Approval to advertise Pier 40 to lease for Ship Repair and allied uses. The Commercial Property Manager requested approval to advertise Pier 40 to lease for ship repair and allied uses. Commissioner Rothenberg recommended the advertisement be for any maritime use suggested by a tenant.

The Commission approved advertising Pier 40 for any maritime use suggested by a tenant, all the Commissioners voting "aye".

Item 12--Approval of assignment of lease, Restaurant, Pier 50 from Peter J. Tranchina to Robert V. and Suzanne Michelle Whaley.

Commissioner Goldman moved approval. The motion was passed, all the Commissioners voting "aye".

Item 13--Request approval of assignment of Lease No. L-9310 from Don Lynch to Johannes Huwyler and an amendment to that Lease.

Commissioner Rothenberg moved approval. The motion was passed, all the Commissioners voting "aye".

There being no further business, the meeting was adjourned at 11:07 a.m. Executive Session was cancelled.

At this time Commissioner Goldman read a letter addressed to Mayor Feinstein announcing his resignation.

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CERTIFICATE

I certify that these minutes were approved at the regular meeting of the San Francisco Port Commission on May 23, 1979 as amended.

James E. Whitson Secretary

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# SAN FRANCISCO PORT COMMISSION

Minutes

Meeting of:
May 23, 1979
10 a.m.

Next Meeting:
June 13, 1979
10 a.m.

The San Francisco Port Commission met this date in a regular meeting at 10:10 a.m.

PRESENT: Commissioners Bridges, Morrison, and Rothenberg

ABSENT: Commissioner Rudden

ALSO PRESENT: Edward L. David, Port Director
Anthony J. Taormina, Deputy Port Director
Thomas K. Yerkes, Director, Finance and Administration
William P. Lynch, Deputy City Attorney
Harry Thiemann, Commercial Property Manager

Item 2--Approval of the Minutes. Mr. David requested approval of the minutes of the meeting of May 9th. The Deputy City Attorney requested that on Page 3, Line 3 the word "post" (bankruptcy) be changed to "pre" (bankruptcy).

Commissioner Rothenberg moved approval of the minutes and Commissioner Morrison seconded the motion. The motion was passed, all the Commissioners voting "aye".

Item 3--Executive Director's Report. The Port Director reported that the Joint Directors' Meeting of the Port Commission, Redevelopment Agency, and City Planning Commission was scheduled for May 30th, 2 p.m. at the Main Library. Mayor Feinstein will be present. The purpose of the joint meeting is to introduce the report of the Northeastern Waterfront Advisory Committee survey team.

Mr. David introduced Mr. Sam Kalman, owner of the China Basin Building who presented to the Commission a proposal for a marina adjacent to the China Basin Building.

Discussion followed.

Commissioner Rothenberg recommended Mr. David act as an intermediary between Southern Pacific and Sam Kalman to secure the land for Mr. Kalman to develop his marina.

Commissioner Rothenberg moved to allow the Commercial Property Manager to negotiate a lease with Mr. Kalman and waive the public bidding. Commissioner Morrison seconded the motion. The motion was passed, all the Commissioners voting "aye".

Mr. David requested approval of a three-week extension in Contract No. 2488, Pier 80 telescopic spreader for Paceco container crane. The extension is necessary because of a delay in delivery of hardware.

Item 4--Finance and Administration Report. Mr. Yerkes reported the Board of Supervisors had passed the Budget and that it now stands that the Port has to pay approximately $1 million on the fireboat. The Port Director will send the Controller a letter directing him not to release more than $541,000 for the fireboat.

Item 5--Consent Calendar. No items were listed under the Consent Calendar.

Item 6--BJW Associates' proposal. Mr. Yerkes requested the Commission direct the City Attorney's Office to prepare a lease for Seawall Lots 319 and 320.

Because it will be for a public improvement, Commissioner Rothenberg moved to waive the advertising policy and direct the City Attorney's Office to draft a lease for Seawall Lots 319 and 320. Commissioner Morrison seconded the motion. The motion was passed, all the Commissioners voting "aye".

Item 7--Approval of the Delta King Lease. The staff requested approval of the Delta King lease in its final form.

Discussion followed.

Commissioner Morrison moved to continue discussion on this matter at the next regular Commission meeting. Commissioner Rothenberg seconded the motion. The motion was passed, all the Commissioners voting "aye".

Item 8--Mr. David requested approval of Crown Zellerbach/Forest Terminals Corp. License No. 10273, Pier 45, Shed A and C.

Commissioner Rothenberg moved approval and Commissioner Morrison seconded the motion. The motion was passed, all the Commissioners voting "aye".

Item 9--Mr. David requested this item be removed from the agenda. All the Commissioners approved.

Item 10--After speaking to a number of Fisherman's Wharf merchants, Commissioner Rothenberg recommended a Design Review Committee be created for the purpose of reviewing signs, awnings and general designs for the Fisherman's Wharf area. The Commissioners directed the Deputy Port Director to come back to the Commission with his recommendations on how to set up the committee and what its functions will be.

Item 11--The Deputy Port Director reported on the proposed improvements for fish handling at Pier 45, Sheds B and D.

Discussion followed.

Mr. Taormina said he would send out packets soliciting proposals for Pier 45 fish handling. Commissioner Rothenberg requested the Commission be shown the packets before they are sent out.

Commissioner Rothenberg also requested a cost estimate for installing water and power lines in the fishing lagoon.

Item 12--Extension of Williams Company's contract. The staff requested approval to continue Williams Company's contract as quoted $2,486 per month on a 30-day notice month-to-month arrangement through October.

Commissioner Rothenberg moved for approval to continue the contract on a month-to-month basis but that the matter be brought back to the Commission in 60 days.

Item 13--The Engineering Department requested approval of two modifications to Contract No. 2489, alterations to Pier 46B.

Commissioner Morrison moved approval of the two modifications. Commissioner Rothenberg voted "no". Because three votes were necessary to pass the motion, the matter was put over for the next regular Port Commission meeting.

Item 14--The staff requested approval to increase the month-to-month rental rates by 10 percent effective July 1. Commissioner Rothenberg moved to raise the rental rates and Commissioner Morrison seconded the motion. The motion was passed, all the Commissioners voting "aye".

Commissioner Rothenberg moved to bring up the rental rate on the Balclutha for policy discussion at the next regular Port Commission meeting. All the Commissioners approved.

Item 15--Vehicle Parking Rate Increase. Commissioner Rothenberg moved to increase the vehicle parking rates. Commissioner Morrison seconded the motion. The motion was passed, all the Commissioners voting "aye".

Item 16--Licenses and Leases. The staff requested approval of the Licenses and Leases Nos. 10275-10286. Commissioner Rothenberg moved approval. The motion was passed, all the Commissioners voting "aye".

Item 17--Approval of the recommendations for revisions to the Charter of the City and County of San Francisco. The Port Director requested this item be put over so the Commissioners have time to review the recommendations. Commissioner Morrison recommended forwarding the staff memorandum to the Charter Revision Commission for their review.

Commissioner Morrison moved to put this item over and Commissioner Rothenberg seconded the motion. The motion was passed, all the Commissioners voting "aye".

The Port Director requested Items 17, 18 and 19 be put over for the next regular Commission meeting. All the Commissioners approved.

Item 20--Proposed demolition of buildings adjacent to Roundhouse. Ms. Jean Kortum of the Landmarks Preservation Advisory Board requested a public hearing be held by the Landmarks Board regarding the demolition of the buildings. A hearing will be held on June 6 and someone representing the Board will come back to the Port Commission on June 13th to report on the hearing.

Discussion followed.

There being no further business, the meeting was over at 12:30. Executive Session followed to discuss litigation.

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# SAN FRANCISCO PORT COMMISSION

Meeting of:
June 13, 1979
10 a.m.

Next Meeting:
June 27, 1979
10 a.m.

The San Francisco Port Commission met this date in a regular meeting at 10:03 a.m. The President of the Commission opened the meeting by welcoming a new member to the Port Commission, Eugene L. Gartland.

PRESENT: Commissioners Rudden, Bridges, Rothenberg and Gartland

ABSENT: Commissioner Morrison

ALSO PRESENT: Anthony J. Taormina, Deputy Port Director
Thomas K. Yerkes, Director, Finance and Administration
William P. Lynch, Deputy City Attorney

Item 2--Approval of the Minutes. Mr. Taormina requested approval of the minutes of the meeting of May 23rd. Commissioner Rothenberg moved approval. The motion was passed, all the Commissioners voting "aye".

Item 3--Executive Director's Report. The Deputy Port Director requested three items be removed from the agenda--Item 12, World Investment; Item 16, Approval of the Delta King lease; and Item 17, Approval of Gerson Bakar lease. All the Commissioners approved.

The Deputy Port Director reported on a proposal for the northeastern waterfront transit services for the Summer of 1979. The proposal is being endorsed by the Public Utilities Commission, the Department of Public Works, the Department of City Planning, the Parking Department, the Police Department and the Mayor's Office.

The goal is to increase MUNI service to the Fisherman's Wharf area in order to alleviate traffic congestion. The Port's role is to provide parking at Piers 1 and 7, under the freeway near the Ferry Building, and allow a transit lane on Jefferson Street.

Mr. Taormina requested approval to adopt a resolution authorizing the staff to enter into an agreement with the Public Utilities Commission to reimburse the City for transit service on weekends and holidays from the revenues collected from parking at Pier 1 and 7 and underneath the freeway at a maximum of $700 a day for the period from May 26th through September 3rd. The funds will provide increased MUNI service to the Fisherman's Wharf area.

Commissioner Rothenberg moved approval of the resolution. The motion was passed, all the Commissioners voting "aye".

Item 4--Finance and Administration Report. There was no report.

Item 5--Charter Revision Commission. The Director of Finance and Administration reported that the Port Director's recommendations to the Charter Revision Commission were to take the existing Charter sections and incorporate them into a new Charter revising them to conform with the amendments to the Burton Act approved by the legislature in 1969; exemption from the Civil Service Commission of designated key maritime positions; modification of Section 3.585 concerning the status of members within the Public Employees Retirement System; and a specific exemption for maritime leases from any provisions of the Charter requiring Board of Supervisors' approval of a lease.

Discussion followed.

Commissioner Rothenberg recommended the Deputy City Attorney get a ruling from the City Attorney concerning the exclusive powers granted to the Port under the Burton Act to negotiate maritime leases and report back to the Commission.

The staff will draft a letter to the Charter Revision Commission listing the Port's recommendations, deleting Item 3 of the Port Director's recommendations of May 22nd and bring the letter back for Commission's approval.

Item 6--Goals and Objectives. The Director of Finance and Administration reported on the Goals and Objectives of the Port.

Discussion followed.

Commissioner Rothenberg moved for adoption of the Goals and Objectives and Commissioner Bridges seconded the motion. The motion was passed, all the Commissioners voting "aye".

Item 7--Janitorial Contract. The Director of Finance and Administration requested approval to accept the janitorial contract bid inthe monthly amount of $13,932.25. Mr. Bob Morgan of the Janitors' Union spoke against the contractual services.

Discussion followed.

Commissioner Rudden directed the staff to make an effort to see that the employees being laid off are reinstated at other City agencies or with the private janitorial company.

Discussion followed.

Commissioner Rothenberg moved to accept the janitorial contract bid. The motion was passed, all the Commissioners voting "aye".

Item 8--AMPAC License approval. Because of American Pacific Container Service's poor credit history and the Port's concern for their ability to pay in the future, the Director of Finance and Administration requeste guidance from the Port Commission on drawing up the license

Discussion followed.

Commissioner Rothenberg moved to go along with Mr. Yerkes' memorandum of June 8th outlining the terms of the AMPAC's License No. T-10271. The motion was passed all the Commissioners voting "aye".

Item 9--Leasing Policy. The Director of Finance and Administration requested approval to waive Leasing Policy No. 5 for the commission of Milton Meyer and Co.

Discussion followed.

Commissioner Rothenberg moved to waive Leasing Policy No. 5 for the commission of Milton Meyer and Co. The motion was passed, all the Commissioners voting "aye".

Commissioner Rothenberg recommended the Leasing Policy be brought before the Commission at its next regular meeting for review and discussion.

Item 10--Refunds and Allowances. Commissioner Rothenberg moved approval of the Refunds and Allowances. The motion was passed, all the Commissioners voting "aye".

Item 11--Maritime Strategy Report. The Deputy Port Director presented the Commission with the Maritime Strategy II report.

Discussion followed.

Item 12 was removed from the agenda.

Item 13--Foreign Trade Zone lease amendment. Based on the recommendation of the Harvey Rose Accountancy Corp., the staff requested approval of a clause to be added to the Foreign Trade Zone lease permitting renegotiation of the lease rental rate terms by the Port every seven years; and in the event of the discontinuance of the lease, the Port would pay for any unamortized improvements.

The Commission agreed with the seven-year rent review but was concerned with the Port having to pay for any unamortized improvements. Mr. Yerkes was directed to go back to the Harvey Rose Accountancy Corp. and express the Commission's concerns.

Item 14. The staff requested approval of a modification to Contract No. 2489---800 feet of a new 4" gas line to supply gas requirements for the maintenance shops at Pier 46B.

Discussion followed.

Commissioner Bridges moved approval of the modification. The motion was passed by a vote of three to one, Commissioner Rothenberg dissenting.

Item 15--Modification No. 11, Contract No. 2475 in the amount of $5,363.05. Commissioner Rothenberg moved approval of the modification. The motion was passed, all the Commissioners voting "aye".

Items 16 and 17 were put over.

Item 18--Approval to reject bids for Seawall Lot No. 345. The staff recommended rejection of the two bids received for lease of a portion of Seawall Lot 345.

Discussion followed.

Commissioner Rothenberg moved to reject the bids on the ground that the bids were not complete. The motion was passed, all the Commissioners voting "aye".

Item 19--Commissioner Rothenberg moved approval of the monthly rental increase for the Sailing Ship Balclutha effective July 1, 1979. The motion was passed all the Commissioners voting "aye".

Item 20--Review findings of the Landmarks Preservation Advisory Board for the Roundhouse, Seawall Lot 318.

Discussions followed.

Commissioner Rothenberg moved to demolish the buildings adjacent to the Roundhouse in light of the findings and they qualify for a categorical exemption under the California Quality Act. Commissioner Rothenberg recommended the staff go back to City Planning prior to demolition and get their reaction to the Port Commission's action.

Commissioner Bridges seconded the motion. The motion was passed, all the Commissioners voting "aye".

Item 21. The staff requested approval to advertise Seawall Lots 322-I and 321, land adjacent to the Roundhouse, for lease.

Commissioner Rothenberg recommended the Port contract a real estate firm for consultation on these lots and check with the Maritime Strategy to see what fits best with the Embarcadero.

The staff was directed to get an estimate, under $10,000, for the consultation services and report back to the Commission.

Item 22--Approval for Bankert-Samuel to sublease a portion of their space in the World Trade Center.

Commissioner Rothenberg moved approval. The motion was passed, all the Commissioners voting "aye".

There being no further business, the meeting was adjourned at 12:50 p.m.

There was no Executive Session.

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C E R T I F I C A T E

I certify that these minutes were approved by the

San Francisco Port Commission in regular meeting on

June 27, 1979.

Edward L. David
Port Director

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# SAN FRANCISCO PORT COMMISSION

Meeting of:
June 27, 1979
10 a.m.

Next Meeting:
July 11, 1979
10 a.m.

Minutes

The San Francisco Port Commission met this date in a regular meeting at 10:05 a.m.

PRESENT: Commissioners Rudden, Bridges, Rothenberg and Gartland

ABSENT: Commissioner Morrison

ALSO PRESENT: Edward L. David, Port Director
Anthony J. Taormina, Deputy Port Director
Thomas K. Yerkes, Director, Finance and Administration
William P. Lynch, Deputy City Attorney
Harry Thiemann, Commercial Property Manager

Item 2--Approval of the Minutes. The Port Director requested approval of the minutes of the meeting of June 13th. Commissioner Rothenberg moved approval of the minutes. The motion was passed, all the Commissioners voting "aye".

Item 3--Executive Director's Report. The Port Director indicated he will give the Commission a full report of his trip to the Far East at the next regular meeting. Mr. David informed the Commission that a delegation from the China National Foreign Trade Transportation Corp. and the China National Chartering Corp. will be visiting the Port on Friday, June 29th.

Item 4--Finance and Administration Report. Mr. Yerkes reported on five items: The FIRM/FAMIS reporting on the budgets has been separated into four programs for the fiscal year 1979-1980 providing an interim step between line item control and responsibility accounting; a new assignment of Seawall

Lot 322 to American Broadcasting Company; Pier 39's claims against the City and a letter from Mr. Wallace Wortman of the Real Estate Department requesting the Port not to convey the 10,800 square feet (after discussion it was agreed that the Port would delay any action pending the current suit); Golden Gate National Recreation Area's plans for the historical ships at Hyde Street, including the Balclutha, and their relocation to Aquatic Park after the breakwater is completed; and the retention of a real estate counsel in an amount not to exceed $10,000 to help the Port evaluate the highest and best use of Seawall Lots 322-I, 321, 322, 324, 351, 300, and 301.

Item 5. The Deputy Port Director gave a report prepared by the staff on Zone I (Fisherman's Wharf/Pier 39) and Zone II (Pier 35-Pier 9).

Discussion followed.

Item 6. The Deputy Port Director requested approval to adopt the Fisherman's Wharf Advisory Design Review Committee. The Committee would provide the San Francisco Port Commission with professional guidance on the appropriateness of proposed alterations or new construction of structures located in the Fisherman's Wharf area under the jurisdiction of the San Francisco Port Commission.

The Committee shall consist of three members: one member chosen by the San Francisco Port Commission; one member chosen by the Fisherman's Wharf Merchants Association; and one design professional chosen by the two members of the Port and the Fisherman's Wharf Merchants Association.

Commissioner Rothenberg moved to adopt the Committee. The motion was passed, all the Commissioners voting "aye".

Item 7. The Port Director requested approval of Standard Agreement 1123 with Gleason Associates for advertising and public relations services for the fiscal year July 1, 1979 to June 30, 1980 in an amount not to exceed $70,000.

Discussion followed.

Commissioner Bridges moved for approval of the Standard Agreement. The motion was passed, all the Commissioners voting "aye".

Item 8. The Deputy Port Director requested approval to undertake the project to improve fire protection at Piers 94/96 at an estimated cost of $32,000.

Commissioner Rothenberg moved approval of the project. The motion was passed, all the Commissioners voting "aye".

Item 9. Mr. Yerkes presented the Port Commission with the proposed revisions and additions to the Leasing Policy for its review and discussion. He recommended a public hearing be held on July 11th for the adoption of the revised Leasing Policy. All the Commissioners approved having a public hearing on July 11, 1979.

Item 10. Mr. Yerkes requested approval to allow San Francisco Eye Institute at the Pier 50 Administration Building to sublease space to Universal Communication Systems, Inc. The lack of an elevator has prohibited the Institute from subleasing the building to a medically-related organization.

Discussion followed.

Commissioner Rothenberg recommended the Port invest on the installation of an elevator so the building may be subleased to medically-related organizations, as it was originally intended.

Discussion followed.

Commissioner Gartland moved to allow the Eye Institute to sublease to Universal Communications. Commissioner Bridges seconded the motion. The motion was passed by a vote of three to one, Commissioner Rothenberg dissenting.

Item 11. Mr. Yerkes requested approval of a lease concept for a portion of Channel Street. The lease would be with China Basin Building, Ltd. for the water space adjacent to the China Basin Building.

Discussion followed.

Commissioner Bridges moved approval of the lease concept and directed the City Attorney to draft a lease. Commissioner Gartland seconded the motion. The motion was passed, all the Commissioners voting "aye".

Item 12. The Commercial Property Manager requested approval of Licenses and Leases Nos. L-10287 to L-10296.

Commissioner Rothenberg moved approval. The motion was passed, all the Commissioners voting "aye".

Commissioner Rothenberg requested the staff find out about the ownership of the Golden Gate Bridge, Highway and Transportation District ticket building. Mr. Thiemann will follow up on this matter.

There being no further business, the meeting was adjourned at 11:20 a.m. The Commissioners went into Executive Session.

JUL 26 1979

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# SAN FRANCISCO PORT COMMISSION

Meeting of:
July 11, 1979
10 a.m.

Minutes

Next Meeting:
July 25, 1979
10 a.m.

The San Francisco Port Commission met this date in a regular meeting at 10:05 a.m.

PRESENT: Commissioners Rudden, Bridges, Rothenberg and Gartland

ABSENT: Commissioner Morrison

ALSO PRESENT: Edward L. David, Port Director
Anthony J. Taormina, Deputy Port Director
Thomas Yerkes, Director, Finance and Administration
Ben Flores, Deputy City Attorney
Albino Giusto, Senior Architect
Harry Thiemann, Commercial Property Manager
James Huntsman, Secretary of the Commission

Item 2--Approval of the Minutes. Mr. Huntsman requested approval of the minutes of the meeting of June 27, 1979. The minutes were approved by all the Commissioners.

Item 3--Executive Director's Report. There was no report.

Item 4--Finance and Administration Report. Commissioner Bridges moved approval of the Refunds and Allowances in the amount of $79,649.81. Commissioner Gartland seconded the motion. The motion was passed, all the Commissioners voting "aye".

Item 5. The Director of Finance and Administration gave an update report on the fireboat. City Attorney Opinion 70-36 states the Controller must limit expenditure from Port funds as directed by the San Francisco Port Commission; therefore, the funding of the fireboat has been limited to $541,500 as the Port directed.

The Leasing Policy and Notice of a Public Hearing were mailed to 20 people. Two out of four responses made the following suggestions: 1) include basic insurance coverage information requirement; 2) include auditing provision requirement; 3) include requirement of cash, certificate of deposit, or performance bond; and 4) rental credits for capital improvement be negotiated.

The Port of San Diego was supportive of all areas except three: 1) $50 subleasing fee should not be deleted; 2) $100 assignment fee should not be deleted; and 3) Commission fee should be based on 50 percent of the market fee.

Mr. Thomas Soules, former San Francisco Port Director, recommended former Port of San Francisco staff members and Commissioners as well as their immediate families be prohibited from participating as tenants or subtenants of any Port property.

This point is currently covered under the Conflict of Interest Code (up to two years) and should also be covered under the Port Leasing Policy. Commissioner Rothenberg recommended it be two years instead of five in order to be consistent with the Conflict of Interest Code. All the Commissioners agreed.

Mr. Yerkes will incorporate the changes to the Leasing Policy and come back to the Commission for final approval.

Item 6--Approval of lease for water area adjoining China Basin Building. The drafted lease stated the lease commencement date would be July 1, 1979, but Mr. Kalman requested the commencement date begin in 120 days since he will not have the necessary permits for another 90 to 100 days. The rest of the lease is all right with Mr. Kalman.

Discussion followed.

All the Commissioners approved the lease with the correction.

Item 7--Request acceptance of bid and approve lease with Service Engineering for use of Pier 40 for ship repair. Mr. Thiemann reported having advertised Pier 40 and Pier 64 for lease. No bid was received for Pier 64 and one was received from Service Engineering for Pier 40. The bidder was not interested in Pier 42.

Discussion followed.

This item was referred back to the staff.

Item 8. The Deputy Port Director requested approval to reject the bid received for the waterfront Promenade and rebid again.

Discussion followed.

Commissioner Rothenberg moved to reject the bid and rebid again. The motion was passed, all the Commissioners voting "aye".

There being no further business, the meeting was adjourned at 10:33 a.m. The Commissioners went into Executive Session to discuss litigation.

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AUG 6 1979

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# SAN FRANCISCO PORT COMMISSION

Meeting of
July 25, 1979
10 a.m.

Next Meeting:
August 8, 1979
10 a.m.

The San Francisco Port Commission met this date in a regular meeting at 10:05 a.m.

PRESENT: Commissioners Rudden, Bridges, Morrison, Rothenberg and Gartland

ABSENT: None

ALSO PRESENT: Edward L. David, Port Director
Anthony J. Taormina, Deputy Port Director
William P. Lynch, Deputy City Attorney
Albino Giusto, Senior Architect
Harry Thiemann, Commercial Property Manager
James Huntsman, Secretary to the Commission

The Secretary of the Commission requested approval of the minutes of the meeting of July 11, 1979. Commissioner Rothenberg moved for approval. The motion was passed, all the Commissioners voting "aye".

Item 3--Executive Director's Report. The Port Director announced there would be new members of the Port staff effective August 1, 1979--Captain Joseph Dickover, Deputy Director of Maritime Affairs, and Matthew Ashe, Assistant Commercial Property Manager. Roger Peters, Traffic Manager, joined the staff on July 2, 1979. The Chief Engineer position is still open and an oral examination has been scheduled for August 3, 1979.

The Port Director requested Item 7, BJW Associates, be put over for the next regular Commission hearing because a number of changes have been requested in the proposed lease.

Because a matter of litigation had come up, Mr. David requested the Commission go into Executive Session when the meeting adjourned.

Item 4--Finance and Administration Report. There was no report.

Item 5--Request approval of Memorandum of Understanding between Continental Development Corporation and the San Francisco Port Commission for restoration and adaptive re-use of Ferry Building.

Mr. David reported that on July of 1978, the Port published a "Request for Qualifications" for prospective developers for the development of the Ferry Building. As a result, one proposal was received from Continental Development Corporation in January, 1979. In March, 1979, the Commission designated Continental Development Corporation as the temporary developer of the building and granted the staff 120 days to work with Continental in refining the proposal. During that time, John McMahan Associates was engaged to determine the feasbility of the development of the building--specifically, the commercial uses of the second and third floors. Charles Hall Page and Associates was engaged to evaluate the proposal and determine where Continental Development Corporation had exceeded the Guidelines approved by the San Francisco Port Commission.

A Memorandum of Understanding was put together with the assistance of John McMahan Associates for the purpose of reaching a mutual agreement in principal with the two parties involved (Continental and Port). A finalized development agreement would be ready by November 30, 1979.

Discussion followed.

Mr. Joe Azrack, John McMahan Associates, explained that the purpose of the Memorandum of Understanding was to see if the Port and Continental agreed in principal on the relationship between the parties for the redevelopment of the Ferry Building. The Disposition, Development, and Lease Agreement for the Ferry Building would state specifically the responsibilities of the parties. It would be a binding contract prior to the signing of the lease.

Discussions followed.

The Deputy City Attorney recommended a provision be added stating that the Memorandum of Understanding was was merely a guideline and not a binding contract. Mr. Lundquist, President of Continental Development Corporation, disagreed. The Memorandum of Understanding was a binding agreement and no provision should be added. Continental was prepared to move ahead full force upon execution of this agreement.

The item was postponed temporarily so that Mr. Lynch could read the Memorandum of Understanding and discuss the matter with Continental Development and the Port Staff.

Item 6 also postponed temporarily.

Item 7 was put over until the next meeting.

Item 8--Review of bids for Seawall Lot 345. A bid for Seawall Lot 345 was received from Bay Area Marine Institute who partnered with Bestway Trucking for financial support. The staff recommended rejecting the bid because it was difficult to establish credit worthiness of either party.

Discussion followed.

Commissioner Rothenberg recommended Bay Area Marine Institute be granted a month-to-month license for one year. The staff was asked to come back to the next meeting with a special license.

Item 5 (continued) According to the Deputy City Attorney, there was no question that the Memorandum of Understanding would bind the Port. Certain matters were itemized which the Port has control over. If Continental delivers its part of the bargain by November 30th, the Port and Continental, in good faith, would be able to negotiate all the terms of an agreement.

Because the Port has had the benefit of working with a real estate consultant to get this far, Commissioner Rothenberg moved to go ahead with the Memorandum of Understanding. Commissioner Morrison seconded the motion. The motion was passed, all the Commissioners voting "aye".

Item 6--The Port Director requested approval of a Standard Agreement with John McMahan Associates to represent the Port in negotiating a Disposition, Development, and Lease Agreement for the Ferry Building. Mr. David and the staff are pleased with the work John McMahan Associates did in the development feasibility analysis of the Ferry Building. The work fee will not exceed $30,000.

Commissioner Rothenberg moved for approval and Commissioner Gartland seconded the motion. The motion was passed, all the Commissioners voting "aye".

The Port Director will report back to the Commission once a month between now and November on policy questions.

Item 9--Licenses and Lease. Commissioner Rothenberg moved for approval of the Licenses and Leases with the correction of two typographical errors on T-10301.

Item 10--Review bids for annual maintenance of Port's floating equipment. Commissioner Rothenberg moved for approval and Commissioner Morrison seconded the motion. The motion was passed, all the Commissioners voting "aye".

Item 11--Request approval to enter into a Standard Agreement with J.E.T. technical services to provide container crane maintenance and technical support.

Commissioner Morrison moved for approval and Commissioner Rothenberg seconded the motion. The motion was passed, all the Commissioners voting "aye".

Item 12--Request acceptance of bid by Fred S. James Co. to replace Port Inland Marine Insurance (cranes etc.) in the amount of $70,176.25 annually. Commissioner Morrison moved for approval and Commissioner Rothenberg seconded the motion. The motion was passed, all the Commissioners voting "aye".

Item 13--Approval of final lease with Service Engineering for use of Pier 40 for ship repair. Approved in concept at meeting of July 11, 1979.

Commissioner Rothenberg moved for approval subject to the Commission receiving the final lease. All the Commissioners approved.

Item 14--The Deputy Port Director presented to the Commission Zones 3 and 4 of the Maritime Strategy.

There being no further business, the meeting was adjourned at 11:40 a.m.

Executives Session followed to discuss litigation.

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# SAN FRANCISCO PORT COMMISSION

Meeting of:
August 8, 1979
10:00 a.m.

Minutes

Next Meeting:
August 22, 1979
10:00 a.m.

The San Francisco Port Commission met this date in a regular meeting at 10:07 a.m.

PRESENT: Commissioners Rudden, Bridges, Morrison, and Rothenberg

ABSENT: Commissioner Gartland ( President Rudden informed the Secretary prior to the meeting that Commissioner Gartland could not attend this meeting and was excused).

ALSO PRESENT: Anthony J. Taormina, Deputy Port Director
Thomas Yerkes, Director, Finance and Administration
Ben Flores, Deputy City Attorney
Albino Giusto, Senior Architect
James Huntsman, Secretary of the Commission

The Secretary of the Commission requested approval of the minutes of the meeting of July 25, 1979 with the addition of the following statement:

Item 13, page 4, pertaining to Service Engineering to read "Final lease was sent to all Commissioners, a telephone poll was taken--3 Commissioners voting "aye", 2 Commissioners unavailable having been out of town. Lease, therefore, was approved."

Commissioner Morrison moved for approval of the minutes with the addition. The motion was passed unanimously.

Item 3--Executive Director's Report. The Deputy Port Director announced that Ed David, Port Director, was on vacation. He introduced the new Bureau Chief of Maritime Affairs at the Port of San Francisco, Captain Joe Dickover. Mr. Taormina also announced that on August 16, 1979, there would be two public meetings which the Port staff would be attending-- 1) Board of Supervisors hearing at the Streets and Transportation Committee pursuant to Administrative Code, Sections 290 and 291; and 2) BCDC hearing on the Cease and Desist Order on the North Point Pier.

Mr. Taormina distributed to the Commission for review and comments the following: 1) Memorandum of Agreement from the Advisory Council on Historic Preservation concerning the mitigation to the demolition of Pier 16 beginning September 1, 1979; 2) a memorandum from Mr. Taormina re: Pier 45 and an update on the Breakwater; and 3) a copy of the letter to John McMahan re: permit process on the Ferry Building project.

Item 4--Finance and Administration Report. The Director of Finance and Administration requested approval of the Refunds and Allowances in the amount of $226,357.16. Commissioner Rothenberg moved approval. The motion was passed unanimously.

Item 5--was put over to the next meeting.

Item 6--The Director of Finance and Administration requested approval of license (one year) with Bay Area Marine Institute for a training institute.

Commissioner Morrison stated that the rental provisions on page 1 of the license were not clearly defined and asked Mr. Yerkes to clarify the language. Commissioner Rothenberg further stated that the license should include a provision for the "right to audit."

Discussion followed.

Commissioner Morrison moved approval; Commissioner Rothenberg seconded the motion provided Mr. Yerkes clarify the language and add to the license a "right to audit." The motion was passed unanimously.

Item 7--Consideration of staff position on siting of historic ferry and river boats in Zone #3 (Port Maritime Strategy II).

Mr. Taormina recommended revising the existing leases of the various boats by drafting the necessary language which would be added as amendments to the individual leases. The four vessels involved are the Klamath, Fresno, Santa Rosa, and Delta King.

Staff's recommendations were as follows:

1) Until the staff makes a further decision with respect to Piers 5 and 7, the Klamath will remain at its existing location.

2) Santa Rosa should be given Pier 3 site north as a permanent mooring site. This conforms in principle with the idea of NEWAC's recommendation that the office boats should be located together in the area north of the Ferry Building.

3) Fresno and Delta King should be given permission to occupy Pier 3 as a temporary interim location with a possible relocation within the Ferry Building area as provided for in their lease. However, the Port Commission does not have the right to relocate the two commercial-recreational boats until the Waterfront Promenade has been completed south of the Ferry Building, the Embarcadro Roadway is re-routed to Stuart Street, and Pier 24 is developed in a manner as will be recommended by NEWAC.

Mr. Toby Rosenblatt, Chairman of NEWAC and President of the City Planning Commission, stated this was consistent with NEWAC's conclusions.

Discussion followed.

Commissioner Morrison moved to approve the staff proposal for the use of Pier 3 as a temporary berthing site and to authorize and direct the staff to negotiate with the owners and co-owners of the vessels for locations at Pier 3.

Discussion followed.

Mr. Barney Gould (representing himself) presented his plan called Goldrush Harbor and gave his opinion on the NEWAC plan.

Commissioner Rothenberg seconded Commissioner Morrison's motion. The motion was passed unanimously.

Item 8--Mr. Taormina requested approval of a temporary license for mooring of the Santa Rosa at northside Pier 3.

Commissioner Morrison moved approval; Commissioner Rudden seconded. The motion was passed unanimously.

Item 9--Request approval of lease with Delta King.

Commissioner Rothenberg stated that the vocabulary on page 1 of the lease, line 3 under Leased Premises, was poor and recommended deleting the following: "in the area of Piers 1 or 3, preferably on the southeast side of Pier 1, or other alternatives." It would then read as, "at a location within the Ferry Building Area as will be described in the Total Design Plan", thereby, avoiding the question of whether or not the Commission has made a commitment.

Discussion followed.

Mr. Harry Lee requested the Commissioners to go on record to approve the NEWAC proposal for the Delta King to be as stated at the Pier 3 location with eventual relocation to Pier 24 under the proper economic conditions.

Commissioner Rothenberg stated that "proper economic conditions" must be clarified.

Discussion followed.

Mr. Toby Rosenblatt stated that the Planning Commission would not want to take any final action until they get the specific language that the staff has adopted in the lease with respect to Pier 24. They cannot accept a phrase such as, "proper economic conditions."

Mr. Taormina stated this language would be ready by the next meeting.

Commissioner Rothenberg moved approval of the lease subject to the language of page 2a and with the deletion on page 1; Commissioner Morrison seconded. The motion was passed unanimously.

Item 10--Mr. Taormina requested approval for annual dry docking of Dredge and Mudscows Nos. 9 and 10.

The motion was passed unanimously.

Item 11--Presentation of Maritime Strategy Zones 5 through 10.

The Maritime Strategy was presented in written form to the Commission. A request for preliminary approval was put over until the next meeting.

There being no further business, the meeting adjourned at 11:00 p.m.

There was no Executive Session.

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# SAN FRANCISCO PORT COMMISSION

Meeting of:
August 22, 1979
10:00 a.m.

Minutes

Next Meeting:
September 12, 1979
10:00 a.m.

The San Francisco Port Commission met this date in a regular meeting at 10:05 a.m.

PRESENT: Commissioners Rudden, Bridges, Morrison, Rothenberg, and Gartland

ABSENT: None

ALSO PRESENT: Anthony J. Taormina, Deputy Port Director
Ben Flores, Deputy City Attorney
Thomas Yerkes, Director, Finance and Administration
Albino Giusto, Senior Architect
Harry Thiemann, Property Manager
Matthew Ashe, Commercial Property Manager
James Huntsman, Secretary to the Commission

The Secretary of the Commission requested approval of the minutes of the meeting of August 8, 1979. The motion was passed unanimously.

Item 3--Executive Director's Report. The Deputy Port Director distributed to the Commission for review a draft copy of the Total Design Plan so that the Commission could see the form in which the Total Design Plan will be taking. Mr. Taormina reported that the staff would be meeting with the various city agencies affected by the Total Design Plan between now and the next meeting of September 12th and, at that time, will present for the Commission's consideration the Total Design Plan in final form.

Mr. Taormina reported the following: 1) Demolition work at Pier 40 has begun; 2) At the meeting with the Board of Supervisors concerning the Port Commission under the Sunset

Legislation, Supervisor Gonzales moved that the Commission should stay in existence and that a resolution be given to Bd. of Supervisors. 3) With regard to the Sewer Program, the reconstruction of the Embarcadero in the Northern Waterfront will begin this week; 4) At the BCDC meeting concerning the Cease and Desist Order, no action was taken by BCDC and was put over until their next meeting; 5) The Port will have two maiden voyages in this week--the Hoegh Cairn and the Simba.

Item 4--Finance and Administration Report.

a) The Director of Administration and Finance and Administration requested approval of the Mayor's Firm Program Objectives for the Port.

Discussion followed.

Commissioner Morrison stated that there were no objectives given as to a marketing program and requested a report from the staff explaining what happened to this program. Mr. Taormina stated the staff would prepare it.

Discussion followed.

Commissioner Rothenberg moved approval, Commissioner Morrison seconded.

b) The Property Manager requested approval of Licenses and Leases Nos. 10308 - 10321 inclusive.

Discussion followed.

Commissioner Morrison moved approval, Commissioner Rothenberg seconded. The motion was passed unanimously.

Mr. Taormina stated an omission from his Executive Director's Report. "On August 23rd, the City Planning Commission is holding a hearing at 1:15. An item on the agenda is a policy statement establishing discretionary review of all permit applications for the Northeastern Waterfront Survey Area (NEWSA)."

Mr. Bob Meyers stated this policy statement basically assures that any major projects proposed in NEWSA conforms with

the City Planning Commission which has jurisdiction over these projects.

Mr. Taormina requested the Deputy City Attorney to review the policy statement with respect to conformity with the Burton Act and the transfer agreement. Mr. Flores stated he would give a memorandum on this matter.

Item 5--Request approval to advertise for bids repaving of container yard at Pier 96.

Mr. Taormina requested the Commission to allow the staff to bid this item and not necessarily to discuss the specific estimates of cost.

Discussion followed.

Commissioner Bridges moved approval, Commissioner Gartland seconded. The motion was passed unanimously.

Item 6--Mr. Taormina requested approval of the Port Maritime Strategy in principle.

Commissioner Morrison stated there were changes in objectives that need to be done with respect to Pier 45, the Ferry Building, and Piers 40, 46 and requested to have an informal talk with the staff before voting on it.

Discussion followed.

Commissioner Morrison moved to put the matter over until the next meeting, Commissioner Bridges seconded. The motion was passed unanimously.

Item 7--Presentation of Pier 45 fish handling marketing program and directing staff to proceed.

Mr. Taormina requested approval of the Pier 45 fish handling marketing program.

Discussion followed.

Commissioner Rothenberg moved approval, Commissioner Gartland seconded. The motion was passed unanimously.

Item 8--Request approval of sublease at warehouse Seawall Lot 354.

Discussion followed.

Was put over to the next meeting.

Item 9--Request approval of final lease with BJW Associates for use of Seawall Lots 319 and 320.

The Director of Administration and Finance requested approval of this lease with one change which is indicated by the new pages 5 and 6 of the lease. The change is the addition of a 5-year review after 10 years which removes the clause for a 1-year review after 10 years.

Discussion followed.

Commissioner Rothenberg stated that the language on page 10, Item 8a, of the lease which reads "...shall be maintained by TENANT in good operating condition..." was not appropriate because this does not assure that the park will be maintained.

Discussion followed.

Mr. Yerkes requested the Deputy City Attorney to review the lease and provide language that will assure us that the park is maintained in a reasonable and suitable condition. Mr. Flores agreed to this.

Commissioner Rothenberg pointed out that Mr. Yerkes omitted three words on page 13, Item 9b, which reads "...those amounts over and above the minimum or adjusted minimum rent until said amortization is complete." It should instead read as follows: "those amounts over and above the minimum or adjusted minimum rent on parcel "A" until said amortization is complete."

Donald Wyler, Project Manager of Levi Plaza,assured the Commission that suitable language would be prepared to insure that the park is maintained for the public.

Commissioner Rothenberg moved approval, Commissioner Gartland seconded. The motion was passed unanimously.

Item 10--Mr. Yerkes requested approval of the San Francisco Port Commission Leasing Policies.

Discussion followed.

Commissioner Rothenberg stated that rental credits for capital improvements should be given only if the improvements have a life that would survive the lease and if such improvements would be of value to the Port.

Discussion followed.

Commissioner Rothenberg moved approval provided that the staff build into the lease the provision for rental credits. Commissioner Morrison seconded. The motion was passed unanimously.

Item 11--Mr. Yerkes requested approval for supplemental appropriation in the amount of $18,829.50 plus tax for the purchase of new parking meters.

Discussion followed.

Commissioner Morrison moved approval, Commissioner Rothenberg seconded. The motion was passed unanimously.

Item 12--Mr. Taormina requested approval for the consideration of the policy concerning siting and relocation of historic ferryboats and riverboats at Piers 3 and 24 areas.

Discussion followed.

Commissioner Morrison moved approval, Commissioner Rothenberg seconded. The motion was passed unanimously.

There being no further business, the meeting adjourned at 11:50 a.m.

There was no Executive Session.

I certify that these minutes were approved at the Regular meeting of the San Francisco Port Commission on Sept 26,1979

JAMES E. HUNTSMAN, Secretary

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SAN FRANCISCO PORT COMMISSION

Meeting of:
September 12, 1979
10:00 a.m.

Next Meeting:
September 26, 1979
10:00 a.m.

The San Francisco Port Commission met this date in a regular meeting at 10:10 a.m.

PRESENT: Commissioners Rudden, Bridges, Morrison, Rothenberg, and Gartland

ABSENT: None

ALSO PRESENT: Edward L. David, Port Director
Anthony J. Taormina, Deputy Port Director
Thomas Yerkes, Director, Finance and Administration
John Etchevers, Deputy City Attorney
Captain Joe Dickover, Bureau Chief, Maritime Affairs
Albino Giusto, Senior Architect
Harry Thiemann, Property Manager
James Huntsman, Secretary to the Commission

The Secretary of the Commission requested approval of the minutes of the meeting of August 22, 1979. The motion was passed unanimously.

Item 3--Executive Director's Report. The Port Director reported that the Pacific Coast Association of Port Authorities will hold a meeting in Room 283 on September 20th at 11:00 a.m. to discuss the future of the Association and asked that two Commissioners be in attendance. He also reported that progress is being made in negotiations with Continental Development Corporation regarding the restoration and development of the Ferry Building.

The Port Director introduced Mr. Anton Abrahamsen, longtime employee of the Port, who presented his ship to the Commission. Mr. David presented a collection of children's drawings received from our sister Port of Osaka. He requested the Commission go into Executive Session after the meeting

adjourned to discuss a matter of litigation.

Item 4--Finance and Administration Report. There was no report.

Item 5--Request approval of Refunds and Allowances in the amount of $6,202.18.

Commissioner Rothenberg moved approval. The motion was passed unanimously.

Item 6--The Director of Finance and Administration requested approval of Resolution 79-75 establishing a 10% return on property leases.

Commissioner Rothenberg moved approval. The motion was passed unanimously.

Item 7--Request approval of amendment to San Francisco Port Commission Conflict of Interest Code adding Bureau Chief, Maritime Affairs as "designated employee".

The motion was passed unanimously.

Item 8--The Director of Finance and Administration requested approval of Resolution 79-76 authorizing Mr. Matthew D. Ashe to execute Licenses to Use Space and World Trade Center Leases.

Commissioner Rothenberg moved approval, Commissioner Morrison seconded. The motion was passed unanimously.

Item 9--The Property Manager requested approval of Resolution 79-77 authorizing the Port Director to accept the building located on facility 276 from the San Francisco Airport Commission.

Commissioner Rothenberg moved approval. The motion was passed unanimously.

Item 10--The Property Manager requested approval of Licenses and Leases Nos. L-10322 through 10326 inclusive.

Commissioner Rothenberg moved approval. The motion was passed unanimously.

Item 11--The Deputy Port Director requested confirmation of declaration of emergency to repair Paceco Crane at Pier 80 and approval of payment to Williams and Lane in an amount not to exceed $15,000.

Commissioner Rothenberg moved approval, Commissioner Morrison seconded. The motion was passed unanimously.

Item 12--Report on traffic patterns (Jefferson Street and Beach Street) at Fisherman's Wharf.

Was postponed temporarily.

Item 13--The Deputy Port Director requested approval of Resolution 79-78 accepting the Maritime Strategy in principle and directing the staff to finalize a Port Maritime Plan.

Discussion followed.

Commissioner Rothenberg recommended deleting the last paragraph of the Resolution.

Commissioner Morrison recommended deleting No. 2 of the Commercial Objectives for Zone #5 which reads as follows: "To seek highest and best use developments for Seawall Lots 335 and 336." He also recommended amending No. 2 under Maritime Objectives which reads: "To remove piers no longer required for maritime use--Piers 42, 44, 46A" so that it now reads: "To remove piers no longer structurally capable of sustaining maritime use--Piers 42, 44, 46A." Also, amending Maritime Objective #3 which reads: "To study and prepare plan for future maritime development such as a full service small boat harbor (Northeastern Waterfront Survey Area) to read: "To reserve the waterfront area from Piers 42 - 46A for landbank use."

Discussion followed.

The Commission requested the staff to amend Maritime Objective #3 so that it does not deny us the right to reserve the area for other uses.

Mr. Taormina amended it as follows: "To examine and prepare a plan for maritime uses and to reserve the right to seek alternate uses on piers and in seawall areas."

Commissioner Rothenberg moved approval of the objectives as amended, Commissioner Morrison seconded. The motion was passed unanimously.

Mr. Taormina requested approval of the Resolution as amended.

Commissioner Rothenberg moved approval, Commissioner Morrison seconded. The motion was passed unanimously.

Returned to Item 12.

Item 12--Report on traffic patterns (Jefferson Street and Beach Street) at Fisherman's Wharf.

The staff recommended that these streets be returned to one-way operation.

William Marconi, Principal Traffic Engineer, Department of Public Works, stated that under the two-way operation on Jefferson Street, traffic was congested. This affected Municipal Railway bus operations.

Thomas Madoff, Director of Planning for Municipal Railway, stated that the two-way operation on Jefferson and Beach Streets caused significant delay problems for certain bus lines which suffered from the congestion and requested the Commission to restore one-way operation.

William Marconi stated that the Transportation Policy Group also recommends that the one-way operation take place.

Peter Brown, Vice President and General Manager of The Anchorage on Jefferson Street and Secretary Treasurer of the Fisherman's Wharf Merchants Association, stated that although he agrees that traffic has been slower under the two-way operation, it should remain this way because "the cash registers are ringing better." Port tenants had been polled and also concurred with the two-way operation.

Discussion followed.

Commissioner Rothenberg moved approval for implementing the one-way traffic pattern on Jefferson and Beach Streets; Commissioner Morrison seconded. The motion was passed unanimously.

There being no further business, the meeting adjourned at 11:40 a.m. The Commission went into Executive Session.

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# SAN FRANCISCO PORT COMMISSION

Meeting of:
September 26, 1979
10:00 a.m.

Minutes

Next Meeting:
October 10, 1979
10:00 a.m.

The San Francisco Port Commission met this date in a regular meeting at 10:05 a.m.

PRESENT: Commissioners Rudden, Bridges, Morrison, and Rothenberg

ABSENT: Commissioner Gartland (Excused by the President prior to the meeting)

ALSO PRESENT: Edward L. David, Port Director
Anthony J. Taormina, Deputy Port Director
Thomas Yerkes, Director, Finance and Administration
Captain Joe Dickover, Bureau Chief, Maritime Affairs
John Etchevers, Deputy City Attorney
Albino Giusto, Senior Architect
Harry Thiemann, Property Manager
Matthew Ashe, Commercial Property Manager
James Huntsman, Secretary to the Commission

The Secretary of the Commission requested approval of the minutes of the meeting of September 12, 1979. The motion was passed unanimously.

Item 3--Executive Director's Report. The Port Director reported the following: 1) The Port's request to contract janitorial services for the Ferry Building went before the Finance Committee last week and was tabled; 2) There are ongoing meetings with Continental Development Corporation regarding the proposed Development and Disposition Agreement; and 3) The Port has met with representatives from various television channels who are requesting the operation of helicopters at Pier 46 which would be used as a pickup station for camera crews, reporters, etc.

Mr. David requested the Commission go into Executive Session after the meeting adjourned to discuss a matter of litigation.

Item 4--Finance and Administration Report.

The Director of Finance and Administration requested approval of revising Resolution 79-16 Ferryboat "Santa Rosa" clarifying proposed lease language as to "uses".

Discussion followed.

Was put over to the next meeting.

Item 5--The Property Manager requested approval of Licenses and Leases Nos. 10327-10330.

Commissioner Rothenberg moved approval. The motion was passed unanimously.

Item 6--The Property Manager requested approval of assignment of Lease L-8561 (Bundox Restaurant, Inc.) to Wells Fargo Bank, N.A. for the purpose of financing improvements.

Commissioner Rothenberg moved approval; Commissioner Bridges seconded. The motion was passed unanimously.

Item 7--Request approval of amendment of Lease L-8566 (Sinbad's Restaurant) for the purpose of making improvements.

The Commercial Property Manager stated there was a discrepancy between the agenda item as written and the memorandum in the backup material which reads as follows: "Request approval of "Sinbad's Restaurant" - requesting new lease, public notice and approval to negotiate."

Mr. Ashe requested putting the matter over to the next meeting and substituting a resolution which will provide public notice that a hearing will be held in two weeks for the purpose of requesting the authorization to negotiate Sinbad's lease. Two weeks, thereafter, the final lease will be submitted for the Commission's consideration.

Discussion followed.

Commissioner Rothenberg suggested posting a public notice of the hearing in the general area of Sinbad's.

Item 8--The Deputy Port Director requested acceptance of work performed on Contract 2473 (Pier 80, Sheds A & B; end wall repairs) and authorize final payment in an amount of $35,000.

Commissioner Rothenberg moved approval; Commissioner Bridges seconded. The motion was passed unanimously.

Item 9--Public hearing and presentation of "Total Design Plan" (Piers 7 through 24) pursuant to Special Area Plan I, BCDC.

Mr. Taormina reported that at the next meeting, a formal resolution for the adoption of a "Total Design Plan" will be presented to the Commission for approval.

On October 11th, NEWAC's recommendations will be presented to the City Planning Commission for their information.

On October 18th, the City Planning Commission should act by resolution on a Total Design Plan. Once the Total Design Plan has been adopted by the two City agencies, it will be forwarded to BCDC for public hearing and inclusion in the Special Area Plan I.

Discussion followed.

David Ross, architect and general contractor, presented his proposal for a waterborne project for the area of Pier 3--"an unusual, futuristically designed restaurant called "The Nautilus". Although this area is being used for the mooring of historic vessels and ferryboats, he felt it could also be used for other waterborne activities that are compatible and should, therefore, not be limited exclusively to historic vessels.

Gene Mays, Continental Development Corporation, stated he had some questions on two areas of the Ferry Building project. as follows: 1) The limitations and restrictions which are being placed upon the Agricultural Building and the area behind this building; and 2) The proposal for Pier 3 in context of the entire Ferry Building project. He stated he wanted to have the opportunity to review these two areas and to retain a little flexibility before a final decision is made.

Discussion followed.

Toby Rosenblatt, President of the City Planning Commission and Chairman of the NEWAC Committee, stated that BCDC will not likely accept a Total Design Plan which includes a lot of flexibility because the purpose of the Plan was, in fact, to come up with specific uses and locations so that there would be clear predictability for development.

With regard to the amendment process, once the NEWAC City Master Plan is amended, it would have to go for formal amendment beginning with the Commission then to the Planning Commission who would take the necessary steps to change it. They would then submit it to BCDC for approval and if they did not approve it, the Planning Commission would have to go back and revise the City Master Plan.

With respect to the ferryboats and historic vessels, he stated that while the Committee agrees that these boats would provide visual attraction, they wanted to avoid the concentration of large vessels because it would cause congestion and would, therefore, not be compatible with public access and desires. Thus, the concept of disbursing the ferryboats between Piers 3 and 24 was based on the desire to avoid this concentration of intensity and to create another note of activity at Pier 24 which would enliven the Promenade.

Discussion followed.

Commissioner Morrison stated he had several amendments to the Plan which he would submit in writing at the next meeting.

There being no further business, the meeting adjourned at 11:30 a.m. The Commission went into Executive Session.

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# SAN FRANCISCO PORT COMMISSION

Meeting of:
October 10, 1979
10:00 a.m.

Minutes

Next Meeting:
October 24, 1979
10:00 a.m.

The San Francisco Port Commission met this date in a regular meeting at 10:00 a.m.

PRESENT: Commissioners Rudden, Bridges, Morrison, Rothenberg, and Gartland

ABSENT: None

ALSO PRESENT: Edward L. David, Port Director
Anthony J. Taormina, Deputy Port Director
Captain Joe Dickover, Bureau Chief, Maritime Affairs
Thomas Yerkes, Director, Finance and Administration
Vello Kiisk, Chief Engineer
Harry Thiemann, Property Manager
Matthew Ashe, Commercial Property Manager
John Etchevers, Deputy City Attorney
James Huntsman, Secretary to the Commission

The Secretary of the Commission requested approval of the minutes of the meeting of September 26, 1979. The motion was passed unanimously.

Item 3--Executive Director's Report. The Port Director introduced the Port's new Chief Engineer, Vello Kiisk. Mr. David announced that the Janitorial Contract with Bekins was approved yesterday by the Board of Supervisors by a 6 to 3 vote. Also, there has been an amendment to the Burton Act which does away with the Port's obligation to provide any surplus over $250,000.00 per year to the state general fund and also with the section that states "any capital improvements of over $250,000.00 requires the approval of the State Director of Finance." These amendments have been passed and signed by the Governor.

Commissioner Morrison suggested writing a letter to Senator Marks on behalf of the Commission congratulating him on carrying and passing the bill.

Mr. David further announced that the first ship from mainland China since 1939 will be arriving at the Port on Friday. There will be a welcoming ceremony at 10:30 a.m. at Pier 90.

Item 4--Finance and Administration Report.

The Director of Finance and Administration requested approval of Refunds and Allowances in the amount of $141,203.41.

The motion was passed unanimously.

Item 5--Request approval of Licenses and Leases Nos. L-10331 through L-10333.

Commissioner Morrison moved approval; Commissioner Rothenberg seconded. The motion was passed unanimously.

Item 6--Public hearing on "Sinbad's Restaurant" request for a new lease.

The Commercial Property Manager requested authorization to negotiate and direct the City Attorney to draft the document.

Commissioner Rothenberg moved approval but instructed the staff not to bring the matter back to the Commission until the meeting of December 12, 1979; Commissioner Bridges seconded. The motion was passed unanimously.

Item 7--Mr. Flores, Deputy City Attorney, requested approval to change Resolution 79-16 (Santa Rosa Lease) and to clarify the lease agreement by an amendment.

Discussion followed.

Commissioner Rothenberg suggested amending the second sentence of subparagraph 3 (b) by adding, at the beginning of said sentence, immediately preceding the words "TENANT agrees to pay", the following: "Should the Port Commission at some later date approve uses other than those specified in paragraph 7,"

Commissioner Rothenberg moved approval subject to Mr. David's approval of the language in paragraph 3 (b); Commissioner Morrison seconded. The motion was passed unanimously.

Item 8--The Deputy City Attorney requested approval of the amendment to the Gerson Bakar Lease at Seawall Lot 313 to clarify the language.

The amendment reads as follows: "...shall be increased to 7.58% of the average annual rental received by the tenant for the succeeding five-year period, whichever is greater" rather than "increased by".

Commissioner Gartland suggested sending the amendment back to the Finance Committee for approval.

Commissioner Rothenberg moved approval. The motion was passed unanimously.

Item 9--The Director of Finance and Administration requested approval to enter into a lease agreement with Microdata Computer Lease and Creative Computer Solution Software for data processing services.

Commissioner Rothenberg moved approval. The motion was passed unanimously.

Item 10--The Director of Finance and Administration requested approval of contract modification with Brinks, Inc. for the remainder of the fiscal year 1979-80.

Commissioner Rothenberg moved approval. The motion was passed unanimously.

Item 11--The Port Director requested approval of Resolution 79-85 approving the Total Design Plan (Pier 7 through 24) and to forward the Plan to City Planning.

George Williams, City Planning Department, stated there was a mistake on page 5. The map includes an area larger than the Total Design Plan area and, thereafter, distributed a map that covers just the Total Design Plan area.

Mr. David stated one amendment to the Plan. It originally reads as follows: "...Pier 1 which will be used for parking until an adjacent or alternate site could be selected." The amendment is

as follows: "...Pier 1 which will be used for parking until an adjacent or alternate site which must have comparable space available for the project could be selected."

Chris Redlich, President, Marine Terminals Corp. and Terminal Equipment Co., who owns some property across the street from the old Pier 18 which is bounded by Folsom St., Stuart St., and the Embarcadero, stated that it did not make sense to use this expensive property for a children's playground which is what is proposed by the Total Design Plan.

Kathy Simon, a partner in Marquis Associates, who are the architects for Mr. Redlich, presented the results of their feasibility study of the property owned by Terminals Equipment Co. They found this property could be used for a parking building, a garage, and a hotel.

Discussion followed.

Toby Rosenblatt, Chairman of NEWAC and President of the Planning Commission, gave a brief history of the Total Design Plan.

Jim Augustino, alternate to NEWAC, stated that they considered the economic ramifications of this particular site and determined that the benefit to the people of San Francisco was of far greater importance.

Redmond Kernan, Deputy Executive Director of Redevelopment Agency, gave the Agency's position on this matter.

Ellen Roberts, member of the Survey Committee, gave her opinion.

Commissioner Rothenberg moved to defer the matter until Mr. David can come back to the Commission with the financial implications of the Total Design Plan. Commissioner Gartland stated he would like this report to include how and where the Port is going to use these funds. Commissioner Morrison suggested Mr. David's report be made public.

Mr. David stated he would give an estimate by the end of the week as to when he will have this information ready.

Item 12--Presentation of the NEWAC recommendations for Pier 7 through 46B and directing staff to commence implementation of land use concept.

Discussion followed.

Commissioner Morrison proposed that the Commission give their agreement to the inclusion of Seawall Lots 332 & 333 in the Redevelopment Planning area and to immediately go ahead with some form of study as to the feasibility of maritime uses for this region.

Captain Joe Dickover, stated that in his judgment the area between Piers 40-46 is not suited for maritime use.

Discussion followed.

Commissioner Gartland proposed to proceed with the plan as recommended by the staff in terms of the 40-46 area; Commissioner Bridges seconded. Commissioner Morrison stated this motion was out of order.

Commissioner Morrison stated that at present there is no study giving a basis for excluding this area for maritime use and requested that a study be made.

Discussion followed.

Commissioner Gartland moved that the staff come back in two weeks with the results of their study including an estimated cost of construction, alternate sites available, and the cost of building a container facility at that site.

Commissioner Morrison felt two weeks was not enough time to conduct the study and requested that Mr. David be given the option to have additional time if needed.

Commissioner Rothenberg moved to send a letter to the Finance Committee stating as follows: "The Port Commission wishes the Finance Committee to be aware of the fact that the Port Commission is generally in agreement with the Redevelopment Plan as currently proposed from Piers 26-46A and plans to be forwarding to the Planning Commission in the very near future both a completed Total Design Plan for Piers 7 through 24 plus a formal adoption."

Commissioner Morrison proposed a substitution to this agreement as follows: "We are in general agreement with the proposed housing Redevelopment Plan for the Waterfront, that we believe the Redevelopment Housing planning can go ahead forthwith,

that we have some doubt at this stage what Port properties are to be included in the planning area, and that we will come to a final decision on the inclusion of Port properties after the completion of the study which we are now doing to determine potential maritime uses for the area between Piers 24-46."

Commissioner Rothenberg declined to accept this amendment because no property can be put in the Redevelopment Area without the Commission's specific approval.

A vote was taken on Commissioner Rothenberg's previous motion regarding the letter to the Finance Committee. There were 4 "ayes" and 1 "nay" by Commissioner Morrison. The motion was passed.

The Port Director requested to recess the meeting until Friday at 11:30 a.m. to discuss some matters of litigation at which time the Commission would go into Executive Session.

There being no further business, the meeting recessed at 12:40 p.m.

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# SAN FRANCISCO PORT COMMISSION

Meeting of:
October 24, 1979
10:00 a.m.

Next Meeting:
November 14, 1979
10:00 a.m.

Minutes

The San Francisco Port Commission met this date in a regular meeting at 10:10 a.m.

PRESENT: Commissioners Rudden, Morrison, Rothenberg, and Gartland

ABSENT: Commissioner Bridges (Excused by the President prior to the meeting)

ALSO PRESENT: Edward L. David, Port Director
Anthony J. Taranna, Deputy Port Director
Captain Joe Dickever, Chief, Maritime Affairs
Thomas Yorke, Director, Finance and Administration
Vello Kiisk, Chief Engineer
Harry Thiemann, Property Manager
Matthew Ashe, Commercial Property Manager
John Etchevers, Deputy City Attorney
James Huntsman, Secretary to the Commission

Item 2--Approval of the Minutes. The Secretary of the Commission requested approval of the minutes of the meeting of October 10, 1979. Commissioner Rothenberg requested two amendments be added to the minutes as follows:

On page 4 immediately above paragraph 3, "Discussion followed", the following paragraph is to be inserted: "Commissioner Rothenberg raised the question of the location of the hotel and the resulting financial implications to the Port of using the site currently designated versus a site including Port property."

On paragraph 5, the following words are to be added at the end of Jim Augustino's statement: "than the economic return to the Port."

With these amendments, the motion was passed unanimously

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Item 3--Executive Director's Report. The Port Director reported that the staff is continuing negotiations with Continental Development Corporation concerning the restoration and development of the Ferry Building and will be receiving a draft of their form of lease. Meetings will continue next week on this issue.

Commissioner Rothenberg requested the staff to prepare a report by the next meeting showing what the Promenade currently looks like and what changes have to be made in terms of dealing with the economic question.

Discussion followed.

Mr. David stated that the staff will come back with the report after they review Continental's form of lease.

Item 4--Finance and Administration Report. The Director of Finance and Administration reported that the quarterly FIRM Performance Reports for the 1st quarter of fiscal year '79-'80 have been completed. All FIRM Performance input reports which will show the objectives for the entire year should be available by the next meeting.

Discussion followed.

Commissioner Rothenberg requested the Port Director to contact Chief Casper of the Fire Department to determine if they are going to accept the agreement on the method of funding the fireboat "Phoenix" which the Commission had approved.

Item 5--Review of bids for Port fire and extended coverage insurance and request acceptance. The Director of Finance and Administration requested approval to select the bid of Curtis Day & Co. and their proposal #2(a) for an annual premium of $412,968.00 which in effect will provide the Port with an annual savings of $128,417.00.

Commissioner Rothenberg moved approval; Commissioner Bridges seconded. The motion was passed unanimously.

Item 6--Request approval of Resolution 79-91 pertaining to Pier 39. The Deputy City Attorney requested approval of Resolution 79-91 which sets forth three modifications requested by the Commission to the proposed settlement with Warren Simmons.

Discussion followed.

Al Elledge, representing the Crowley Maritime Corp. and some of the operating sub-corporations that have leases with the

Port, stated that some of the provisions of the proposed settlement created unfair, competetive situations with the existing businesses down at Pier 39 specifically with respect to their sightseeing business. He spoke further on the easement question and stated that Mr. Simmons was occupying a good portion of their leasehold property.

Commissioner Morrison requested the staff to prepare a report comparing the two tour boat operations--Harbor Carriers vs. Blue and Gold fleet. Mr. David agreed to this.

Commissioners Rudden and Rothenberg requested a report on the easement question.

Richard Nelson, Vice President, Crowley Maritime Corp., was appreciative of the Commission's willingness to re-open the matter but thought it best to leave it as it is now and do away with the easement.

Discussion followed.

Commissioner Morrison moved approval; Commissioner Rothenberg seconded. The motion was passed unanimously.

Item 7--Request approval of Resolution 79-92 pertaining to assignment of lease (Cargill Corporation to Granex Corporation).

Discussion followed.

Commissioner Rothenberg moved to table the matter.

Item 8--Consideration of concept for use of Pier 46(B) second floor for West Coast Headquarters for the National Maritime Union and Job Corps Training Center. The Port Director requested authorization for the staff to enter into negotiations.

Commissioner Gartland moved approval. The motion was passed unanimously.

Item 9--The Property Manager requested approval of Licenses and Leases Nos. L-10334 through L-10338.

Commissioner Morrison moved approval. The motion was passed unanimously.

Item 10--Midterm report on Pier 45 fish processing program (by Stephanie Cincotta).

Ms. Cincotta reported on the problem areas that still need to be overcome. She requested permission to entertain proposals in an effort to resolve these problems and to begin a schematic layout for a processing plan.

Discussion followed.

Commissioner Gartland suggested that Ms. Cincotta put a proposal together.

Item 11--Report on Piers 40-46 area by Vello Kiisk (held over from October 10, 1979 meeting).

Mr. Kiisk's report confirmed the staff's position that Piers 40-46 area was not feasible for cargo handling purposes.

Discussion followed.

Commissioner Morrison noted an error in the report sent to the Commission and requested the following sentence be deleted: "...it would cost $4,000,000.00 per acre to develop offshore land..." (this applies only to pile supported deck); whereas, the finding is actually $1,000,000.00 per acre for fill.

Discussion followed.

Commissioner Morrison commended the staff's report but still felt that this area was much too important to the Port to give up the maritime options and requested that none of the Port land go into the Redevelopment area.

Redmond Kernan, Deputy Director, Redevelopment Agency, requested the Port Commission to take an action to support the establishment of the redevelopment boundaries which would include Port areas.

The Deputy Port Director requested approval of the following: "The San Francisco Port Commission finds that the piers, water area, and seawall lots around Piers 40-46 are not required for the development of a new cargo handling facility; that the Commission approves the land use concepts and implementation approach recommended as part of the Northeastern Waterfront Survey for the Piers 40-46 area."

Commissioner Rothenberg moved approval; Commissioner Morrison requested a roll call vote be taken. There were 3 "ayes", 1 "nay" by Commissioner Morrison, and 1 absent. The motion was passed.

There being no further business, the meeting adjourned at 11:55 p.m.

There was no Executive Session.

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# SAN FRANCISCO PORT COMMISSION

Meeting of:
November 14, 1979
10:00 a.m.

Minutes

Next Meeting:
December 12, 1979

The San Francisco Port Commission met this date in a regular meeting at 10:06 a.m.

PRESENT: Commissioners Rudden, Morrison, Rothenberg, and Gartland

ABSENT: None

ALSO PRESENT: Edward L. David, Port Director
Anthony J. Taormina, Deputy Port Director
Captain Joe Dickover, Chief, Maritime Affairs
Thomas Yerkes, Director, Finance and Administration
Vello Kiisk, Chief Engineer
Harry Thiemann, Property Manager
Matthew Ashe, Commercial Property Manager
John Etchevers, Deputy City Attorney

Item 2 - Approval of Minutes. The Deputy Port Director requested approval of the minutes of the meeting of October 24, 1979. Commissioner Rothenberg moved to approve, seconded by Commissioner Bridges, and the motion was passed unanimously.

Item 3 - Executive Director's Report. The Port Director reported that pursuant to the Commission's instructions, he had met with Fire Chief Andy Casper, to elicit any further information as to our relationship regarding the fireboat. Chief Casper is in agreement that our total expense is the $550,000 for this fiscal year. The Director further explained that the boat is unmanned when idle, and should a fire break out, firemen from key stations would respond to man the boat.

Commissioner Rothenberg inquired if an answer had been received regarding an audio alarm as well as a switch system on the sprinkler system for Pier 96. This was in conjunction with the Port Director's report that bids had been received for connection

of the sprinkler system and his request to postpone action for another 30 days. Mr. David answered that the audio alarm could be covered under change order.

After receiving the Commission's assent, Mr. David stated that staff had received a communication from the Mayor's Office indicating that due to the passage of Propositions J and K, our budget would not have to be submitted until April or May of next year.

Commissioner Rothenberg inquired if the old timetable could not still be adhered to and Mr. Tom Yerkes, Director, Finance and Administration, indicated that it was his intention to continue on the same discipline and submit the budget within the same target date.

Mr. David next pointed out the schedule for Port meeting dates for calendar year 1980 and asked for the Commission's approval, noting that these dates are scheduled with a ten o'clock a.m. commencement. Mr. David, by way of background, mentioned that this particular time had been chosen in order to accommodate the San Francisco Examiner. Originally, the Commission meetings began at 1:30 p.m. After a few minutes discussion, it was the Commission's decision to remain with the 10:00 a.m. beginning time and approved the calendar of dates for the next year.

Mr. David reported next that at the American Association of Port Authorities Convention, the Port of San Francisco had won the first place award for advertising in a series.

Item 4 - Finance and Administration Report. The Director of Finance stated that the FIRM Performance reports are not yet out - but are expected within the next week. Mr. Yerkes reported that as previously stated, it was his intention to have the budget ready for submittal by January 31. Our annual statements for the fiscal year ending June 30 are expected back no later than November 30 and will be mailed to the Commission, upon receipt.

The percentage rental scheduled for September indicates a slight decline in rental income as compared to September of last year, a little more than 2 percent. Mr. Yerkes next reported on Refunds and Allowances requesting approval in the amount of $7,893.49 under this category. Commissioner Rudden moved approval, seconded by Commissioner Rothenberg, and this motion was passed unanimously.

Item 5 - Personnel Officer Kathy Mallegni presented this item for approval by the Commission of Res. 79-96 waiving mandatory retirement system (PERS). Approval was moved by Commissioner Morrison, seconded by Commissioner Rothenberg, and passed unanimously.

Item 6 - Requesting approval of Res. 79-96 by Director of Finance - this resolution basically implementing the accounting mechanism to keep track of sick pay. It was moved by Commissioner Rothenberg, seconded by Comm. Bridges, and passed unanimously.

Item 7 - Requesting approval to authorize the Director of Finance and Administration to execute a lease for a new computer system. This would be in accordance with Commission's previously authorized intent to proceed with this lease. It was moved by Comm. Rothenberg, seconded by Comm. Bridges, and passed unanimously.

Item 8 - The Property Manager requested approval of Leases Nos. L-10339 through L-10344. Commissioner Rothenberg moved approval, seconded by Commissioner Morrison, passed unanimously.

Item 9 - Mr. David Grassi was introduced to the Commission to make his presentation of the floating restaurant, "The Nautilus". Prior to his presentation, the Commission asked Mr. Matthew Ashe, Commercial Property Manager, to speak to the resolution and memorandum attached. Mr. Ashe explained that the resolution is rather limiting in scope, but could be considered by either a master developer or by the Port. The resolution was written with a wide range of reservations in order to protect the Port in this matter.

Mr. Grassi displayed the model of the restaurant, expounding on its many features. He then asked for questions from the Commission. Comm. Bridges asked about the mechanics of the "barge" with respect to wave motion. Further discussion ensued regarding the limitations of the resolution and its conditions. Commissioner Gartland inquired if Mr. Grassi has obtained any certification or permits from any government agency or body with respect to seaworthiness or feasibility of such a vessel as the Nautilus. Mr. Grassi replied that he did not.

Commissioner Rothenberg suggested that in the interest of moving this matter forward (a) staff should research further floating restaurant feasibility and (b) work with Bay Conservation Development Commission (BCDC) for viability. Staff would then report back to the Commission.

Item 10 - Consideration of a proposal to construct a public restroom at Fisherman's Wharf, in the vicinity of Jefferson and Taylor Streets. Mr. Edward David, Port Director, explained by way of background in this matter, that an agreement had been reached with the Public Utilities Commission as part of the cable car extension, to construct a public restroom facility. Mr. Warren Simmons, in conjunction with this matter, had submitted an offer to the Port to construct and maintain at no cost to the Port a public restroom facility, with the inclusion of advertising rights (i.e. Pier 39 sign on all four sides of the restroom structure and on the roof) reserved by Mr. Simmons. Mr. Simmons' offer was rejected on the basis of the size (eight feet) of the sign, and its prominence.

Mr. David next mentioned talking with Mr. Stephen Leonoudakis who indicated that he would be willing to pay for construction of a permanent restroom facity and upgrading of the landscaping around the parking lot.

Discussion followed, with the comparative merits of both proposals being heard. Mr. Leonoudakis was asked to address the Commission in this regard and stated his proposal to present plans and specifications at the next Commission meeting for the approximate sum of $2500 to $3000 which amount would be enveloped into the overall cost of construction, which costs are to be amortized over a 24-month period against the ongoing rent. This cost of $60,000 does not include maintenance of this facility.

Commission Morrison moved to approve the staff's proposal and authorize them to negotiate with Mr. Leonoudakis to bring back preliminary plans and specifications and then compare these with Mr. Simmons' proposal. Mr. Leonoudakis reiterated that should the Port decide against his proposal, the fee of $3000 for plans would be picked up by the Port.

Item 11 - Mr. Yerkes was asked to present this resolution which he explained was a request for permission to waive the bidding process on ferryboat leases - specifically the Santa Rosa lease. Comm. Rothenberg moved to approve, and this was seconded by Commissioner Morrison, and passed unanimously.

Staff was asked for an update on the Promenade development (Pier 24 - Agriculture Building). It was reported that the problems with the Art Commission's rejection of our plans have not been resolved.

Mr. William Turnbull, architect, has been retained by the Port. Staff reported that we are now in the process of going back to EDA for evaluation of overall design.

There being no further business, the meeting adjourned at 11:05 a.m.

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SAN FRANCISCO PORT COMMISSION

Meeting of:
December 12, 1979

Minutes

Next Meeting:
January 9, 1980

The San Francisco Port Commission met this date in a regular meeting at 10:00 a.m.

PRESENT: Commissioners Karl Eigsti, Ruth Rothenberg, and Ralph Bridges

ABSENT: Commissioner Mitchell

ALSO PRESENT: Executive Director Wesley David
Bill Wong, Deputy Port Director
Harold Dobbs, Director of Maritime Affairs
James Fleming, Director, Finance & Administration
Peter Wilson, Property Manager
Matthew Rothschild, Commercial Property Manager
John Etchevers, Deputy City Attorney
James E. Hunstman, Secretary to the Commission

Item 2 - Approval of Minutes - The Secretary asked for the Commission's approval of the minutes of the regular meeting of November 14, 1979 with the following corrections:

On page 1, add Commissioner Bridges as present"
On page 2, second paragraph, request the word "submitted" add "to the Board of Board of Supervisors" and following the word "year" add "but must be to the Controller by March 1, 1979"
On page 1, third paragraph, following the word "unmanned" add "by helicopter"

With those corrections, Commissioner Rothenberg seconded by Commissioner Bridges and unanimously approved.

Item 3 - Executive Director's Report. Mr. David reported that his office has received many phone calls, and one letter from Mr. Van Egri regarding the noise from helicopters at Pier 43, and more specifically a complaint about Commodore Helicopters.

Examination of Commission minutes shows Lou Hurley agreed to operate one helicopter during the summer but the City Attorney's Office advises that our agreement with Commodore Helicopters precludes our restricting them to this limit. I have informed Mr. Van Egri that in the legal sense there is nothing we can do about this but to bring it to the Commission's attention. Discussion followed. There being no action to take by the Board, staff was directed to respond to Mr Van Egri.

Item 4 - Finance and Administration Report. Mr. Yerkes reported that our annual reports have been issued with a very positive opinion by Main Hurdman & Cranstoun. We are pleased with a ten-fold increase in profits, which we attribute to our increased maritime revenues and reduction in operating expense, particularly in the salary-savings area.

Second item to report is a percentage rental report for the month of October, showing a decline in Port revenues, due primarily to lower parking revenue in the Fisherman's Wharf area.

The third item in this category is the news that Firm Reports were received and have been summarized for review by the Commission. The Reports indicate our performance for the first quarter of the fiscal year 1979-80; of the twenty-eight targeted objectives we had in the first quarter, twenty-one have been met.

The fourth item is approval of refunds and allowances, for the month of November in the amount of $47,353.02. With no objections, the Commission unanimously approved the refunds and allowances as requested.

Item 5 - Mr. David reported on the progress of negotiations of a Disposition and Development Agreement for Ferry Building Complex. Mr. David asked for an extension of time until the first week of January in order to facilitate negotiations between Continental Development Company and the Port. The Commission unanimously approved this extension.

Item 6 - Approval to amend John McMahan Associates contract for Ferry Building negotiations in the amount of an additional $20,000 was requested. Commissioner Rothenberg commented that in his opinion after involving himself in some of the meetings, that this would be money well-spent. Commissioner Morrison inquired of Mr. Yerkes re escalation of work under this increased contract money. Approval of the additional moneys was granted unanimously.

Item 7 - Commercial Property - World Trade Club lease amendment approval was requested under Item 7a; request by World Trade Club for contiguous space addition under existing lease.

Mr. Paul O'Leary, President of the World Trade Club, was introduced and presented a statement on behalf of the Club. Discussion followed with the final recommendation being to refer this matter back to staff for further investigation and recommendation. Commissioner Rudden asked that the matter be on the agenda for the next meeting in January.

Item 8a - This matter was introduced by Matt Ashe, merely to correct a typographical error in the lease. Commission passed this unanimously.

Item 8b - This item calls for assignment of the lease due to a hardship situation involving the present tenant who is very ill. Staff recommended this assignment for economic reasons, indicating the terms are standard of this transaction. Commissioner Rothenberg moved to accept staff's recommendation with one change - on page 2 of the lease that language be inserted to indicate that the "tenant recognizes that the Port may terminate this lease upon 30 days' notice for whatever reason". We would thereby protect the Port from any possibility of litigation. It was then approved unanimously.

Item 9 - Request approval for licenses and leases nos. L-10345 through L-10348, which was unanimously approved.

Item 10 - Request approval of Res. 79-105 establishing restricted moorage area - Mr. John Etchevers, City attorney, explained that some months ago staff was approached by Al Elledge of Harbor Carriers, Inc., with a proposal that Harbor Carriers was to tear down existing Pier 41 and in consideration for tearing down Pier 41, Harbor Carriers requests some assurance that the area lying approximately southeast of existing Pier 41 would be a restricted moorage area. To-wit, other vessels could not moor their ships in that area so as to impede Harbor Carriers' operation. After some discussion, it was moved by Commissioner Morrison and seconded by Commission Rothenberg. It was then unanimously approved.

Item 11 - Engineering and Planning - Report on Total Design Plan by Mr. Taormina, Deputy Port Director, who related to the Commission that revisions to the Total Design Plan had been submitted for their review. In detail, he illustrated certain changes as proposed and asked their consideration of these changes. Mr. Redmond Kernan, Deputy Director of the Redevelopment Agency, was next introduced to speak of the Agency's role in development of this area. Commissioner Morrison asked Mr. Kernan to describe the mechanics of such a redevelopment project. Following Mr. Kernan's comments, Mr. Taormina stated that at this point he felt that prior to making any commitment to Redevelopment the issue of boundaries, the hotel relocation, and the Master Plan must be resolved through further discussions. It was therefore the decision of the Commission to continue this matter over to the next Board meeting on January 9.

Item 12 - Approval for Standard Agreement with MLTW/Turnbull Associates for architectural services on the Waterfront Promenade was requested and unanimously moved, in the amount of $30,000.

Item 13 - Approval of modifications to contract no. 2489 and authorization of final payment and time extension was requested and approved.

Item 14 - Maritime - Approval requested for contract with Lillick, McHose & Charles for special maritime expertise in conjunction with Federal Maritime Commission matters in the initial amount of $15,000. Commission unanimously approved this standard contract.

Item 15 - Approval to advertise Pier 45 for fish handling and processing was granted unanimously by the Commission after presentation by Ms. Cincotta and detailed discussion as to particulars of the proposed bid package. Assurances were given to the Commission that the schedule of January 15, 1980 would be adhered to by staff and that suggested changes in the format for the bid package would be implemented.

Mr. David next introduced two items which were not on the agenda. The first, the staff asked the Commission to grant an extension to award a contract for installation of a fire alarm system on Pier 96 for another 30 days. The second matter dealt with the application by the City of Oakland to establish a Foreign Trade Zone . In this regard,

Mr. David asked for formal permission to protest establishment of this Zone in Oakland on the basis that there is insufficient business to support three Foreign Trade Zones within the Bay Area. The Commission so moved.

The meeting was concluded at 11:50 a.m.

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# SAN FRANCISCO PORT COMMISSION

Minutes

Meeting of:
January 9, 1980

Next Meeting:
January 23, 1980

The San Francisco Port Commission met this date in regular meeting at 10:10 a.m.

PRESENT: Commissioners Gartland, Morrison, Rothenberg, Rudden

ABSENT: Commissioner Bridges

ALSO PRESENT: Edward L. David, Port Director
Anthony J. Taormina, Deputy Port Director
Thomas Yerkes, Finance & Administration Director
Vello Kiisk, Chief Harbor Engineer
Matthew Ashe, Commercial Property Manager
John Etchevers, Deputy City Attorney
James E. Huntsman, Secretary to the Commission

Item 2 - Approval of Minutes - The Secretary asked for approval of the minutes of the regular meeting of December 12, 1979 with two corrections:

Page 2 - First line following the word agreed insert the word "verbally"

third line following the word our, substitute the word "lease" for agreement.

With these corrections, the minutes were approved unanimously by the Commission.

Item 3 - Executive Director's Report. One item to report on and that being last week a meeting was held with the maritime and trade unions and ship repair builders in an attempt to form an organization having two specific goals in mind. One, to emphasize the importance that ship repair has here in the Bay Area and secondly, to attract more ship repair to this area. A steering committee was formed which will meet here in this board room on January 22 to formulate this organization.

Item 4 - Finance and Administration Report - Mr. Tom Yerkes presented informational background on Resolution 80-1 and asked approval of this budget procedure. It was moved by Commissioner Rothenberg, seconded by Commissioner Morrison and passed unanimously. Mr. Yerkes next asked approval of Res. 80-2 to authorize solicitation of bids for insuring licensed vehicles, which was granted unanimously. Thirdly, approval was requested for refunds and allowances in the amount of $32,726.15 which was granted unanimously. Mr. Yerkes added a fourth item in his report to the Commission outlining an increase in percentage rentals due in part to an increase in parking revenues.

COMMERCIAL PROPERTY -

Item 5 - Request approval of licenses and leases nos. L-10349 through L-10352. Mr. Matt Ashe stated that this was a routine request for approval and asked that Lease No. 10350 be exempted due to a reorganization of the International Marketing Communications. This tenant will be moving into smaller offices in the Agriculture Building at a lower rental. It was so moved, and approval granted unanimously.

Item 6 - Report on Ferry Building Development. Mr. Joseph Azrack, of John McMahan & Associates, our consultants, was introduced and asked to synopsize for the Commission those basic differences existing between Continental Development Corporation and the Port and a resolution of these differences in order to enter into the "Disposition and Development Agreement" (hereinafter referred to as DDA). Mr. Azrack briefly detailed the background and outlined the six areas in which the negotiations have broken down. Mr. Azrack also stated that it was the position of the consultants that no further compromises could or should be made on the part of the Port and further that"one of the ground rules that has been established for these negotiations is that until all the issues are resolved, all the issues are open. So until we have resolved all of them, there is no deal." Mr. Azrack then indicated that he would be glad to answer any questions.

Comm. Morrison inquired of Mr. Azrack the comparative merits or importance of each of the six items. Comm. Rothenberg opined that the Port has learned the hard way (Pier 39) that when we give up all our rights to the developer, we get the worst of both ends -- we not only have no say in what goes on anymore, but suddenly everyone accuses us of intentionally giving way to the economic interests. The real question comes down to what control the Port feels it needs to maintain the whole process from start to finish.

Comm. Gartland then stated: "As I understand your recommendation, Mr. Azrack, there are six items that are now open, that are being negotiated. You have reached the point where you recommend we make no further move on our part, and that if Continental wants to make a change, then we look someplace else. Is that correct, Mr. Azrack?"

Mr. Azrack assented. Comm. Morrison then asked Mr. Azrack to delve further into the differences separating the Port and Continental. Mr. Azrack: "I think the difference is that we have required that the Port give its approval to the development plan, or variances from the established development plan so long as the Port's interests are not adversely affected. (I'm paraphrasing a little bit, but this is the essence of it.) Continental's position is that it needs to make that somewhat broader, if you will, in that not only must the Port's interests be adversely affected but that it must be materially adversely affected. The procedure is not in dispute."

Mr. Reverdy Johnson, partner of the firm of Pettit & Martin, retained by McMahan & Associates, to assist in these negotiations, next spoke of his concern -- whether a process of approval of very subjective matters by this commission in open hearing changes from this forum, the decision being made here, to one automatically having the only capacity to resolve the decision being in court. That is what the Continental language would seek to achieve. That is what we recommend not be done. The decision of what is reasonable and what is not, is being taken from you -- it is going to be a function of what the court says.

Mr. Sidney Roberts, attorney with Orrick, Harrington & Sutcliffe, representing Continental Development Corporation, firmly assured the Commission that it is the goal of Continental within the next two weeks to come to an agreement. It was therefore the decision of the Commission to extend the time period for negotiations an additional two weeks, with instructions to the negotiating team remaining unchanged, and this matter would come before the Commission at its next regular meeting on January 23, 1980 for determination.

ENGINEERING AND PLANNING -

Item 8 - Request approval to reject bids for automatic fire alarm system at Pier 94-96. Based on the fact that there are future plans for the facility, which may or may not involve some of the buildings being removed, staff recommends that we reject bids and reconsider at a later date. Commission unanimously approved this request.

Item 9 - Presentation of Total Design Plan for Piers 7 through 24 and report on the implementation of the Northeastern Waterfront Advisory Committee's recommendations. Mr. Anthony Taormina, Deputy Port Director, presented the plan, indicating particular changes that have been incorporated into the December 6 document. In summary, the overall plan calls for a significant amount of open space, public recreation and public access within this total design plan, and will require significant amount of public funds for its construction.

Comm. Morrison inquired whether there was any plan for leasing of the Port lands for this open space use. Discussion followed -- Mr. Redmond Kernan, Deputy Director of the Redevelopment Agency, was asked to comment on the financial mechanisms available to the Port under a redevelopment project. It was Mr. Kernan's informal opinion that under a memorandum of understanding between the Redevelopment Agency and the City, in this case the Port, the Port's financial interests would be protected.

Mr. Jim Austin of NEWAC ( Northeastern Waterfront Advisory Committee) outlined many of the revenue-making features of the Plan, specifying those aspects that would generate income for the Port. The Committee worked very hard to develop recommendations that would add to the Port's income.

Mr. Robert Katz of NEWAC next asked Mr. Taormina about a specific sentence in the revised plan - page nine, paragraph nine, second paragraph - regarding financial mechanisms. Mr. Bob Meyers of City Planning replied that this sentence would indeed be deleted in the version that would be submitted to the City Planning Commission. Discussion ensued with regard to which version the Port Commission was voting on, with Comm. Rothenberg indicating his dissatisfaction with certain apparent discrepancies in documents. Comm. Morrison stated that he had some amendments to the plan which he wished to submit for consideration. These amendments having to do primarily with berthing of historic vessels. After some remarks by Comm. Morrison, he moved to amend the Total Design Plan. Comm. Rothenberg stated that he would not accept those amendments and instead asked that the Plan be sent forward to City Planning. Comm. Morrison asked for a vote on the amendments and it was duly voted upon, three nayes, one ye vote to adopt said amendments. Pres. Rudden then asked for a vote on a resolution basically to direct staff to continue working on the plan and report back periodically to the Commission. This would go forth with a resolution and a letter outlining the Port Commission's concerns to City Planning. This was passed with an affirmative vote, as affirmed in Resolution 80-4.

The Port Commission was next asked to approve Resolution 80-3 and this was unanimously approved.

The meeting was adjourned at 12:05 p.m. there being no further business.

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# SAN FRANCISCO PORT COMMISSION

Meeting of:
January 23 , 1980

Minutes

Next Meeting:
February 27, 1980

The San Francisco Port Commission met this date in regular session commencing at 10:04 A.M.

PRESENT: Commissioners Rudden, Bridges, Gartland, Rothenberg, Morrison

ABSENT: None

ALSO PRESENT: Edward L. David, Port Director
Anthony J. Taormina, Deputy Port Director
Thomas Yerkes, Finance & Administration Director
Vello Kiisk, Chief Harbor Engineer
Matthew Ashe, Commercial Property Manager
John Etchevers, Deputy City Attorney
James E. Huntsman, Secretary to the Commission

Item 2 - Approval of Minutes - Secretary asked for approval of the minutes of the regular meeting of January 9, 1980. Comm. Rothenberg requested that page 4 reflect these changes: insert the following after the word "documents."

"Comm. Rothenberg moved to forward the Plan to the Planning Commission, but to ask them not to adopt any Master Plan amendments until the Port and the Redevelopment Agency can resolve the financial impact questions. The staff was also to continue working on the unanswered questions and to report back periodically on the Planning Commission's actions."

Delete the following phrase: "....and instead asked that the Plan be sent forward to City Planning." Also delete the phrase beginning: "Pres. Rudden then asked for a vote....."

Secretary Huntsman stated that he wished to add Item 2a to the minutes, and the minutes were so approved as amended. A further correction was made to the minutes of the meeting of December 12, 1979 as follows:

"Item 10 - in consideration for tearing down Pier 41 Harbor Carriers requests some assurance that the area lying southeast" - substitute "southwest."

It was so moved and the minutes amended to reflect this change. Mr. Huntsman asked for a further addendum - Item 2b to be included in this agenda to make an addition to the minutes of January 9 - item 4 wherein Mr. Yerkes in his finance report to the Commission outlined an increase in percentage rentals - insert the words "for November" following rentals.

Item 4 - Finance and Administration Report - Mr. Yerkes indicated pursuant to the Commission's request a list of accounts receivable items was included in the Commissioners' meeting packets and he would answer any questions pertaining to these items. Comm. Rothenberg interpellated the propriety of discussing these matters in public forum or in executive session. Mr. Etchevers averred that any discussion that takes place in a commission meeting itself would be protected under Civil Code Section 47. Commissioner Rothenberg therefore proceeded to interrogate Mr. Yerkes regarding the overdue accounts. Following a lengthy discussion, Comm. Rothenberg cautioned Mr. Yerkes that in the future any amount of $5000 that is more than sixty days delinquent is to be dealt with in Commission meetings. Discussion then took place regarding the possibility of increasing the Port's rate of interest on accrued rents. City Attorney's advice was sought regarding usury laws. Comm. Rothenberg interjected that the Port was not subject to usury law and further stated that perhaps it behooved the Port to raise its interest rate to 20% to compensate the climbing prime rate.

Mr. David addressed Comm. Rothenberg's motion that all accounts receivable over $5000 (60 days delinquent) be brought before the Commission. He requested that this requirement be exclusive of damage claims and maritime revenues and the motion was so amended.

COMMERCIAL PROPERTY

Item 5 - Approval of licenses and leases nos. 10353 - 10358. Discussion followed, and Mr. David stated that within the next month staff would present a plan for renovation of Pier 35 to the Commission. Motion was passed to approve unanimously.

Item 6 - Report on Ferry Building Development - Mr. David referred to the last Port meeting at which time the matter of the negotiations between Continental Development and the Port were discussed. Mr. David called upon Mr. Joseph Azrack, Port consultant, for a progress report on these negotiations. Mr. Azrack stated that agreement had been reached on the Disposition and Development Agreement but that no resolution of the Lease had been reached. One major substantive issue was outstanding - Continental has requested that there be included in the lease a provision dealing with amendment of the development plan during the term of the lease. (The development plan will include such things as the design, financing structure, in other words how the project will be developed and operated over the term of the lease. Continental not only has requested this procedure but has also requested that with regard to the development plan amendments the Port's approval of any amendments be given, unless the Port's interests in the project would be adversely affected by such approval. Mr. Azrack stated in the view of the consultants if an amendatory procedure is to be included in the lease with regard to development plan then that procedure should rely on the normal process of the Commission to hear applications in conjunction with one of its property. That is, there should be a hearing unless the matter can be resolved by staff, subject to further approval by the Commission. Consultant does not feel it is appropriate for the Commission to approve any change in the development plan during the term of the lease only if its interests would be adversely affected. Two reasons for this - one because of the length of the lease, second, and more importantly, such language is really an invitation to have the courts decide whether or not the development plan will be amended, and not have the Commission deciding whether in the event there is a dispute the Port's interests are adversely affected.

Comm. Gartland inquired if this isn't simply a gentleman's agreement, a good faith agreement? In other words, Continental is not asking us to commit prior to development.

Mr. Azrack stated that it was his view that having this type of language in the lease raises the issue as to what was contemplated by the parties in negotiating the lease. Comm. Gartland deferred to City Attorney for his opinion on whether this would be a burden on the Port.

Etchevers stated: "By the nature of the language, as Joe has indicated, it pre-supposes an intention of the party that they foresaw such an amendment. Basically, it gives an argument to the developer that such amendments were foreseeable."

Mr. Azrack asked to make two other points: one, as a negotiated concession Port has agreed tentatively to the language that Continental requests up to the time of stabilized occupancy, in the lease. Second point, Continental raised the concern that a lender might have trouble with an amendatory procedure being in the lease - we feel that should that point be raised by a lender, that there is a problem with this or any number of other points in the lease prior to making a firm, long-term loan commitment, at the time when a commitment is issued, is when these and other issues should be resolved. Not now, based on informal comments by investment banker or a lender. In summary, Mr. Azrack stated that Port staff and Port consultant could not r ecommend to the Commission an agreement which has the language in the lease that Continental has requested. We feel that it is that significant an issue.

Mr. Sidney Roberts, of the firm Orrick, Harrington & Sutcliffe, attorney for Continental Development, next addressed the Port Commission. It was his firm conviction that whatever small difficulties remained in achieving an amendatory procedure it was absolutely within the realm of possibilities to do so. It was his desire and Continental's to assure the Commission that Continental's wish was to resolve these minor differences.

After much discussion, it was the unanimous decision of the Port Commission to extend the time for resolving this issue with the expectation that a final decision would be presented at the next meeting on February 13, 1980.

Item 8 - Request for approval of final lease with Blue Jeans Equities West - Levi Square for use of Seawall Lots 319- 320. Mr. Yerkes addressed the Commission, stating that with the entry of Equitable, certain changes were incorporated in this lease. Comm. Rothenberg asked for more specifics and Mr. Yerkes stated that since these were of a legal nature he would ask Mr. Etchevers and Mr. Donald Kahn, of the firm of Jacobs, Sills & Coblentz, attorney for Equitable, to outline these issues. Mr. Kahn indicated that these were all less than substantive changes, for the most part dealing with the matter of assignment, i.e., Equitable cannot assign without the Port's approval, Port's approval cannot be unreasonably withheld. It was clearly determined that no changes of major significance had been made, therefore it

was moved by Comm. Morrison, seconded by Comm. Rothenberg, and passed unanimously.

Item 9 - National Maritime Union of America - Pier 46B - Public Hearing - Mr. Matt Ashe, Commercial Property Manager, presented the request for approval to direct the City Attorney to prepare the final document to lease the area to the N.M.U. for use as a regional headquarters. Mr. Garner Tullis, owner of Experimental Printmaking, and present tenant of this space, asked to speak in his own behalf in the interest of retaining his tenancy. Following Mr. Tullis' presentation, Port Commission gave its assurance that every effort would be made by the property management office to situate his business in a similar site. Comm. Rothenberg directed staff to come back next meeting with a review of what was done to get Mr. Tullis another space.

Comm. Rothenberg spoke of his concern with the duration of the proposed lease with National Maritime Union, mentioning that it was his strong feeling that the Port should have some kind of buy-out clause in order to maintain some flexibility since future use of this land cannot be perceived at this time. Discussion followed with the staff being directed to negotiate a lease with N.M.U. taking this into account, and return with a lease for approval, including such an amortization clause.

MARITIME

Item 10 - Request approval of fish handling and processing "Request for Qualifications"at Pier 45. - Ms. Stephanie Cincotta, Port Executive Assistant, indicated that the Commission's permission was sought to release the R.F.Q. and to permit the amending of the Gleason Associates' contract to allow the placing of advertisements in various publications on behalf of the Port of San Francisco.

Comm. Morrison suggested some reorganization of the material in the Request and specifically discussed the "Objectives" section. The section on "Priorities" was next discussed, with Comm. Morrison stating that he took exception to the inclusion of this particular issue and also to the use of this particular word, questioning the need to give present, long-term tenants such preference.

The next speaker was Mr. Sal Balestreri to address the Commission on behalf of the present tenants. Following Mr. Balestreri, Mr. Rich Silverman, attorney for the present tenants of Pier 45, spoke expressing their concern that it would be difficult for a small group to utilize all 400,000 square feet of area as required in the proposal. It was clarified for Mr. Silverman that this was not required. Partial use would be allowed. Comm. Rothenberg made a motion to delete the priority clause, and send out the Request for Qualifications, and authorize Mr. David to spend the money for advertising setting a limit of $5,000, and passed unanimously.

ENGINEERING AND PLANNING

Item 11 - Mr. Lindall from Turnbull & Associates, made a presentation to the Commission, illustrating for them with schematic drawings what is planned for the Promenade development. Following a short question and answer period, the Deputy Director stated that the Commission would be updated periodically on the progress of the development.

Item 12 - The Commission went into Executive session on matters of litigation and later recessed the meeting until 10:00 A.M., Monday January 28, 1980 at which time the Commission re-convened and continued the Executive session on matters of litigation. The January 23, 1980 meeting was adjourned at 1100 hours on January 28, 1980.

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# SAN FRANCISCO PORT COMMISSION

Meeting of:
February 13, 1980

Minutes

Next Meeting:
February 27, 1980

The San Francisco Port Commission met in regular session this date at 10:01 A.M.

PRESENT: Commissioners Gartland, Morrison, Rothenberg, Bridges, President Rudden

ABSENT: None

ALSO PRESENT: Edward L. David, Port Director
Anthony J. Taormina, Deputy Port Director
Thomas Yerkes, Finance & Administration Director
Vello Kiisk, Chief Harbor Engineer
Matthew Ashe, Commercial Property Manager
John Etchevers, Deputy City Attorney
James E. Huntsman, Secretary to the Commission

Item 2 - Approval of Minutes - Secretary Huntsman requested approval of the minutes of the regular meeting of January 23, 1980. The minutes were approved unanimously.

Item 3 - Executive Director's Report - Mr. David asked the Commission for permission to consider Items 12 and 13 as their first order of business and it was so moved. Item 12 - Ferry Building Development/DDA with Continental Development Corporation was updated by Mr. David, who then asked Mr. Joe Azrack, Port consultant, for a progress report on this matter. At its conclusion, Mr. David requested the Commission set the next meeting as a public hearing on February 27 to review and ultimately approve both the DDA and Form of Lease with Continental Development Corporation. Mr. David also announced that a copy of this document would be in the Executive Office beginning Monday for public review.

Mr. Sidney Roberts, attorney for Continental, expressed his client's satisfaction with the documents as presented and also thanked the Commission for its indulgence in granting the extension of time in which to work out this agreement.

It was moved by Commissioner Gartland, seconded by Commission Morrison, and passed unanimously to set February 27 as a public hearing for the Ferry Building Disposition and Development Agreement with Continental Development Corporation.

Item 13 was next considered - Public hearing of proposed lease at Pier 46B for National Maritime Union. Mr. David stated that Sailors Union of the Pacific had contacted him in this regard requesting time to present their interest in this same area. Since no representative from SUP was in the audience it was suggested that the matter be deferred until later in the meeting.

Item 16 - Consideration of change in lease conditions and uses for Coast Marine and Industrial Supply - Matt Ashe stated that the tenant (Coast Marine) requests permission to expand its lease to allow the use of hard liquor and a reduction in percentage rental to 5% and 7%. Discussion followed - Mr. Vaughn, Coast Marine & Industrial Supply atty spoke to this matter, explaining their position. Commissioner Morrison made a motion to refer this matter back to staff for further investigation. Motion was passed unanimously.

Secretary Huntsman introduced the next item on the agenda, Item No. 4 - Finance and Administration Report and asked Mr. Yerkes for his report. It was requested by Mr. Yerkes that the Commission approve refunds and allowances in the amount of $1,562.65, and moved by Comm. Rothenberg, seconded by Comm. Morrison, and unanimously passed. Mr. Yerkes continued further with a report on the usury law and how the Port is affected as it is applied to our penalty charge of 10% to accounts 60 days past due. It is the opinion of the City Attorney that we can charge more than 10%, in fact we can charge prime plus 5%. We will continue to examine our options and report back to the Commission. Comm. Rothenberg commented that it was his feeling that tying it to prime was beneficial.

Commercial Property

Item 5 - Approval of sublease of space (month-to-month) in World Trade Center, Room 321 - moved by Comm. Morrison, passed unanimously.

Item 6 - Approval for Franciscan parking lot to allow 55 monthly parking spaces during "off season" period. Comm. Morrison suggested that staff set a definite term for this and report back to the Commission.

Item 7 - Request approval of guaranteed occupancies at SWL 342 and SWL 336 for a one-year period. Mr. Harry Thieman, Property Manager, recommended approval since staff indicated there would be no other use for this particular property for this period.

It was moved by Commissioner Morrison, seconded by Commissioner Gartland, and passed unanimously.

Item 8 - Request approval of short-term lease with Shelter Shed SWL 337 - This matter was presented by Mr. Thieman and following some discussion by Commissioner Rothenberg as to the feasibility of the tenant investing $10,000 to upgrade, it was approved unanimously.

Item 9 - Approval of license with Show Management for use of Pier 45 for International Yachting Trade Show (Sept. 1-9). Mr. Taormina, Deputy Port Director, asked the Commission to approve this license conditioned upon the approval of the Fire Department. The cost per day ($1600) was predicated upon comparison with Brooks Hall's rental fee. Mr. Taormina further assured that Show Management would comply with all security and insurance regulations.

By motion of Commissioner Morrison, with a second by Commissioner Rothenberg, this was passed unanimously.

Item 10 - Approval of Licenses and Leases Nos. 10359 - 10360 - A request for additional parking spaces for employees was requested by tenant PVO. Commissioner Rothenberg stated that in view of the difficulties the Port was encountering with this tenant in rental matters, he wished to reject this request. After some discussion, it was the Commission's decision that staff should attempt further resolution of the problem with tenant and report back at the next meeting on February 27.

The Commission approved License No. 10359 (Delta Lines) unanimously.

Item 11 - Approval of change of name amendment to L-9832 was passed unanimously.

Item 13 - This matter had been deferred earlier and was reopened for discussion. Mr. James McKinley of the National Maritime Union spoke to this matter, and in reply to Mr. David stated unequivocally that he and his union were opposed to any further delay in negotiating this lease. It was his contention that this was an inter-union matter and not a concern of the Port. Responding to Commissioner Rothenberg's

request, Mr. McKinley agreed to contact Sailors' Union of the Pacific for further discussion. Staff will report on this matter at the next meeting.

Item 14 - Report on relocating "Experimental Printmaking" - Mr. Matt Ashe, Commercial Property Manager, stated that Mr. Garner Tullis had been shown property around Bethlehem Steel and Fort Mason. Both these locations however were found to be unsuitable for Mr. Tullis' operation. The Commission asked that the Property department continue to assist Mr. Tullis in his relocation.

Item 15 - Approval of resolution and final lease form for ferryboat "Fresno" - This matter was deferred and staff was directed to bring back detailed terms of lease in order that the Commission can look at comparability.

Item 17 - Approval of declaration of emergency Pier 94 (broken main) - This was moved by Commissioner Rothenberg, seconded by Comm. Gartland, passed unanimously.

Item 18 - Approval of modification of Jet-Tech Service Agreement - Deferred until the next regular meeting of February 27.

Item 19 - Modification of Gleason Associates Contract - Mr. Tom Yerkes explained that this modification was requested for the purpose of delegating the mailing of The Wharfside to an outside mail processing house. Secondly, the balance of the $11,000 was to cover the cost of advertising Port RFQ for Pier 45.

It was so moved by Commissioner Morrison, seconded by Commissioner Bridges, and passed unanimously.

Item 20 - Modification of Main, Hurdman, and Cranstoun contract in the amount of $6,000 to cover the additional manhours required for audit. This was approved unanimously.

Item 21 - Approval to accept bid for Port liability insurance was moved by Commissioner Bridges, seconded by Commissioner Morrison, passed unanimously.

Mr. David stated that he had an additional item which had been taken up in executive session. Commissioner Rothenberg moved that the Commission ratify its action on the amendment to the Pier 39 lease. This was

seconded by Commissioner Morrison, and passed unanimously.

Mr. David next introduced Mr. Robert Keith, pile-driver superintendent, who is retiring from the Port. President Rudden presented Mr. Keith a certificate of service, congratulating him on his many years of duty with the Port. Mr. Keith accepted his certificate, and thanked the Commission for its good wishes, noting that in his years of service he had been witness to many changes at the Port.

There being no further business, the meeting was adjourned at 11:25 a.m.

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# SAN FRANCISCO PORT COMMISSION

Meeting of:
February 27, 1980 Minutes

Next Meeting:
March 12, 1980

The San Francisco Port Commission met in regular session this date at 10:00 A.M.

PRESENT: Commissioners Morrison, Rothenberg, President Rudden

ABSENT: Commissioners Bridges, Gartland

ALSO PRESENT: Edward L. David, Port Director
Anthony J. Taormina, Deputy Port Director
Thomas Yerkes, Finance & Admin. Director
Vello Kiisk, Chief Harbor Engineer
Matthew Ashe, Commercial Property Manager
John Etchevers, Deputy City Attorney
James E. Huntsman, Secretary to the Commission

Item 2 - Approval of Minutes of the meeting of February 13, 1980 was requested by Mr. Huntsman, Secretary to the Commission. The minutes were approved unanimously.

Item 3 - Executive Director's Report - Mr. David reported that the response to the Pier 45 RFQ has been exceptionally good. He then stated that he had received a letter from PVO regarding the matter of parking spaces. It was established that these are employee-paid spaces and not Company parking stalls and in the light of this development the Commission elected to approve License No. 10360 (which had been formerly denied at the previous meeting).

Item 4 - Finance and Administration Report - Mr. Yerkes reported that in the Commissioners' packet were copies of City & County of San Francisco "Management by Goals and Objectives" Report which he suggeste the Commissioners review. Mr. Yerkes stated that budget information would be forwarded to the Controller in the month of March. The consolidat budget will be forwarded to the Mayor for first review on April 15.

Comm. Rothenberg inquired what the status of our mini-computer system was. Mr. Yerkes replied that although a number of problems had arisen dealing with the Purchaser's reluctance to enter into a third party lease, progress has been made and agreement has been reached with Micro-Data.

Commercial Property

A public hearing on the Disposition and Development Agreement with Continental Development Corporation began with Commissioners Rothenberg and Morrison stating that they both had questions regarding the documents. Comm. Rothenberg suggested "walking through" the DDA and Lease and Mr. Reverdy Johnson, our consultant, was called upon for guidance. Comm. Rothenberg asked that the rent progression be explained, in terms of what the base year vs what other years means.

Mr. Frederick Grine, PVO, presented a list of ten questions which he felt were germane to the presentation and asked that they be answered. It was decided that copies would be made for the Commission and both Continental and our consultant would endeavor to answer these queries.

The matter of Bay Corporation landscaping intentions being compatible with Continental Development plans was brought up - Comm. Rothenberg cautioning that a landscaping easement was essential. The next matter of earthquake insurance was discussed, the suggestion to staff being that an all risk coverage cost figure be obtained in order that should a major earthquake occur, there would be sufficient coverage to clear the area, and replace the facility. Comm. Rothenberg commented that he felt constrained to change the language on Page 46 regarding"a letter of credit for $500,000 issued by a bank reasonably satisfactory to the Port" - he felt that some minimum requirements were necessary, such as a bank having a net worth of $50 million or some number that would ensure a bank not invented late at night by someone in a print shop.

Comm. Rothenberg's final point was on Page 57 - wherein the Port's need for 12,000 square feet in the new structure is discussed. He felt that language should read thusly: the right of first refusal on any space to be leased outsiders. Comm. Morrison interjected that staff should widen the choice by the required space should be within the Ferry Building Complex.

Mr. Yerkes assured both Commissioner Rothenberg and Morrison that the problem of Port office space requirements would be reconsidered for appropriate changes, along with all other points discussed thus far.

Comm. Morrison deferred to the public's questions and the list of ten questions submitted earlier in the meeting was then treated with Mr. Yerkes, Finance and Administration Director, being called upon for the initial questions. Mr. Gene Mays, Senior Vice President of Continental Development, was asked to respond to those questions listed that were pertinent to the proposed development, the time schedule anticipated, the development company's credentials and expertise, etc.

Following this recital by Continental's president, Mr. Charles Lundquist, Mr. Wilson Chang, Director of Business Development, for Asian Incorporated, asked permission to speak to the Commission, to emphasize that a strong affirmative action policy be adhered to as far as regards minority participation.

Mr. Sidney Roberts, attorney for Orrick, Sutcliffe & Harrington, and representing Continental Development, responded to Mr. Chang by stating that their firm is working on a regular basis with the Human Rights Commission.

After further discussion, the Commission instructed the staff to work closely with the Human Rights Commission and its tenets, to achieve the 25% goal in minority participation.

Commission Morrison next addressed his concerns with the DDA and Lease documents, specifically mentioning Burton Act, the danger of declaring the building surplus to commerce and navigation, and citing of Sec. 7.402.1 of the Charter. After discussion by John Etchevers, and Mr. Taormina, Comm. Morrison assented to their guidance.

The Board after further amplification of aforementioned matters, voted unanimously to approve in principle the Agreement subject to final approval of the corrected Agreement.

Mr. Miles Stephen, Architect, representing the National Organization of Minority Architects, reiterated the statement of Mr. Wilson Chang in urging compliance with the tenets of the Human Rights Commission.

Comm. Morrison moved approval of Item 10 - to amend Jet-Tech Service Agreement in an amount not to exced $100,000, seconded by Commissioner Rothenberg, passed unanimously.

Item 9 - approval of Student Research Association, California State University for $2,500 passed unanimously.

Item 13 - modification of contract with John McMahan & Associates in the amount of $10,000 was approved unanimously.

All other items not heard at this time will be carried over to the next regular meeting of the Port Commission on March 12, 1980.

There being no further business, the meeting adjourned at 1:30 P.M.

## C E R T I F I C A T E

I certify that these minutes were approved at the Regular meeting of the San Francisco Port Commission on March 12, 1980 with the following corrections:

Page three, Para 4....should read " Orrick,Harrington,Rowley and Sutcliffe "

Page three,last para...correct to read, "not to exceed $ 100,000."

JAMES E. HUNTSMAN, Secretary

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# SAN FRANCISCO PORT COMMISSION

Meeting of:
March 12, 1980

Minutes

Next Meeting:
March 26, 1980

The San Francisco Port Commission met in regular session this date commencing 10:05 A.M.

Present: President Rudden, Commissioners Gartland, Bridges, Morrison, Rothenberg

Absent: Mr. Edward L. David, Port Director - Illness

Also Present: Anthony J. Taormina, Deputy Port Director
Thomas Yerkes, Finance and Administration Director
Vello Kiisk, Chief Harbor Engineer
Harry Thiemann, Property Manager
Matthew Ashe, Commercial Property Manager
John Etchevers, Deputy City Attorney
James E. Huntsman, Secretary to the Commission

Item 2 - Approval of Minutes - The minutes of the February 27 meeting were approved with two corrections:

Page 3, paragraph 4 -(name correction) Orrick, Herrington, Rowley, & Sutcliffe

Page 3, last paragraph - "not to exceed $100,000"

Item 3 - Executive Director's Report - In Mr. David's absence, the Deputy Director, Mr. Taormina reported that the City Attorney George Agnost had requested the Port Commission meet in Executive Session at 11 o'clock a.m. and pursuant to his request, all items not covered by that time, with the inclusion of Items 5,6, and 8, would be put over to the next regular meeting on March 26.

Item 4 - Finance and Administration Report - Mr.Yerkes asked for approval of refunds and allowances in the amount of $39,512.94. After some explanation of the itemized list, approval was moved unanimously.

Commercial Property

Item 7 - Approval of licenses and leases T-10361 to T-10365 and L-10366 to L-10373 - Moved by Commissioner Morrison, seconded by Commissioner Rothenberg, passed unanimously.

Item 9 - "Energy San Francisco" concept approval was requested of the Commission. Mr. Matt Ashe, Commercial Property Manager, spoke to the matter, and then introduced Mr. Joe Castrovinci, Chamber of Commerce, who asked to address the Commission. It was the final consensus that the Engergy Fair be approved, recognizing the public service aspect of this event, and staff was directed to require a more equitable use fee.

Item 9a - World Trade Club Lease - L-9678 - The Commission was asked to allow acceleration of the option date and this lease's further termination for the International Room and Accounting Office.

Item 9b - World Trade Club Lease - Second Amendment - To add the International Room space and accounting office to the basic lease.

Following discussion by Commissioner Rothenberg and City Deputy Attorney Etchevers, it was moved by Commissioner Morrison, seconded by Commissioner Rothenberg, and passed unanimously.

Engineering and Planning -

Item 10 - Pier 80 Yard Improvements - Permission was sought to advertise to accomplish the work as detailed for improvement of Pier 80 to underground the existing fire alarm system, realigh the power lines, and relocate the main gate and gate house. Comm. Gartland inquired whether provision was made for retaining a secondary gate. Captain Dickover, Maritime Director, assured him that although the secondary access would be closed, the gate would be retained for alternate use.

It was then moved by Commissioner Rothenberg, seconded by Commissioner Bridges, and passed unanimously to allow advertising of bids.

Item 11 - Approval of the Extension and Final Payment of Contract 2488 for Pier 80 telescopic spreader was passed unanimously.

Item 12 - Amendment #1 to Turnbull & Associates' contract for waterfront promenade in an amount not to exceed $45,000 was approved by motion of Commissioner Rothenberg, seconded by Comm. Morrison, and passed unanimously.

Maritime

Item 13 - Foreign Trade Services, Inc. Lease, Amendment #1. A change was presented to the Lease document received by the Commission. The new language reflected the clear intent of the Commission that the 55¢ sq.ft. is a minimum rent and not a ceiling. After further discussion, it was moved by Commissioner Morrison to approve the request. Commissioner Rothenberg asked for a roll call vote by the Board, with the final recitation being:

| | |
|---|---|
| Commissioner Bridges | Aye |
| Commissioner Gartland | Aye |
| Commissioner Morrison | Aye |
| Commissioner Rudden | Aye |
| Commissioner Rothenberg | Nay |

It was therefore approved by a 4:1 vote.

Finance and Administration

Mr. Tom Yerkes stated that in response to a request from Commissioner Morrison to review the goals and objectives performance reports, he would first like to report on a meeting between Mayor Feinstein, the Deputy Port Director, the Port Commission President, and himself. At the meeting, the Mayor indicated her objectives for the Port and the particular direction in which she felt the Port should be going. At the same time, the meeting presented an opportunity to review what the Port had achieved towards its objectives.

Mr. Yerkes next indicated the inclusion of the summary of performance in the Commissioners' packages, stating that he would be happy to answer any of their questions. Following a brief question period by Commissioner Morrison, Mr. Yerkes emphasized that it was his feeling that a good MBO program could take a number of years to get into the kinds of specific performance measures that Commissioner Morrison would like to see. The key area has to be a reporting system that can give Port Management financial information and performance information, in order to evaluate Port performance.

Mr. Yerkes next presented the preliminary budget to the Commissioners for their review. He stated that this was an overview of the budget for fiscal year 1980-81. Following approval of the budget by the Commission, any changes will be forwarded to the Controller. The expenditures, including capital, are fully funded by revenues and existing bond funds.

After a brief discussion by Commissioner Rothenberg and Mr. Yerkes regarding the probability of other City departments passing on some of their expenses to the Port, Mr. Yerkes illustrated how this might occur within this year's budget cycle.

Commissioner Rothenberg reiterated his strong feeling that the Port must thoroughly examine what our needs are so that we do not allow other department's budget items to be forced upon us to a greater extent than the Port's needs for these services would warrant.

Following this, the Commission withdrew into Executive Session.

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# SAN FRANCISCO PORT COMMISSION

Meeting of:
March 26, 1980

Minutes

Next Meeting:
April 9, 1980

The San Francisco Port Commission met in regular session at 10:05 a.m. this date.

Present: President Rudden, Commissioners Bridges, Gartland, Morrison, Rothenberg

Absent: Mr. Edward L. David, Port Director
Due to Illness

Also Present: Anthony J. Taormina, Deputy Port Director
Thomas Yerkes, Finance and Administration Director
Vello Kiisk, Chief Harbor Engineer
Harry Thiemann, Property Manager
Matthew Ashe, Commercial Property Manager
John Etchevers, Deputy City Attorney
James E. Huntsman, Secretary to the Commission

Item 2 - Approval of Minutes - The minutes of the March 12, 1980 meeting were approved with one correction by Commissioner Rothenberg. He requested the last paragraph to read as follows:

> "Commissioner Rothenberg reiterated his strong feeling that the Port must thoroughly examine what our needs are so that we do not allow other department's budget items to be forced upon us to a greater extent than the Port's needs for these services would warrant."

Item 3 -Executive Director's Report - Mr. Taormina stated that the Secretary of the Commission James Huntsman was retiring from the Port and in recognition of his years of dedicated service, President Rudden presented him with a formal resolution from the Commission attesting to his loyalty, thanked him on behalf of all the members of the Commission and the Port staff.

Mr. Taormina informed the Commission that the Port has been requested to comply with the Board of Supervisors' ordinance increasing the parking meter rates. Mr. Taormina stated that this will be reviewed by staff and be brought back to the Commission on April 9.

Finance and Administration Report - Mr. Yerkes asked for approval to adopt as policy prime plus two percent annual interest rate to be charged on accounts receivable over sixty days' old. This was so moved, and passed unanimously.

Second item is approval of D.L. Glaze Co.'s standard agreement in the amount of $8,784, which was moved by Commissioner Rothenberg and passed unanimously.

Commercial Property - Items 5 and 6 were put over to the next meeting on April 9, in order that John McMahan & Associates may prepare the documentation requested by City Attorney's office.

Item 7 - Approval of License and lease no. L-10374 was moved by Commissioner Morrison, seconded by Commissioner Bridges, and passed unanimously.

Item 8 - Approval of final lease form for the ferryboat "Fresno" was requested of the Commission. Mr. Matt Ashe, Commercial Property Manager, presented a comparative study of the three ferryboats which have proposed leases. The first point of difference was the request for a thirty-year lease as compared to a twenty-five year one. Discussion followed. The second point was clarification of the term "commencement" which the Budget Analyst Office asked us to specify a term from which rentals could be projected. We agreed to use the first day of the month following passage by the City Board of Supervisors.

Commissioner Rothenberg stated that it was his concern that there be some continuity between the leases. The next issue was the percentage rate and staff was cautioned to seek for equity herein.

Commissioner Rothenberg stated that it was his opinion that our agreement should read that the Port gets a fixed percentage of sales on the vessel regardless of whether it's a tenant operation.

Mr. Ben Flores, Deputy City Attorney, spoke to matters which the lawyers for the developers of the "Fresno" presented to him this day. He enumerated them as follows: the five-year period cancellation clause, which they desired to have included; the time at which the delinguency rate would be determined.

Commissioner Rothenberg felt that in all fairness, it would be important to have an opinion from outside counsel as to whether we as a government entity are exempt from the usury law. The Commissioner asked Mr. Etchevers to request permission of the City Attorney to seek such counsel.

Mr. James Healy, project director for the ferryboat "Fresno", stated his reasons for including the language for the five-year option to cancel. Discussion on this point followed, with the final determination being that this clause would not be reinserted into the lease. Mr. Healy next brought up the matter of the percentage rental.

Discussion followed with the end result that the rent would be determined as follows: for the first six months, the rent would be $500, if the boat ties up sooner than six months it increases to $1500. Further discussion disclosed the need for a review by the Commission of proposed leases between operator and tenants in order to determine an equitable percentage.

At Mr. Taormina's suggestion, the matter was tabled until further on in the meeting to allow Mr. Healy to discuss certain relevant points with his office in Honolulu. Mr. Healy was asked to come back to the Commission following the review of the budget.

Item 9 - Budget for fiscal year 1980-81 was presented for review by Mr. Yerkes, who asked that the Commissioners look at the budget on a program by program basis. He then answered questions on each particular division.

Specific questions dealt with additional staff personnel, marketing promotional expense, a marketing strategy. Mr. Yerkes spoke to the matter of inter-departmental charges, i.e. Fire Department marine crew, City Attorney resident lawyers. and answered queries with regard to these charges.

Concluding this review, motion to approve the Budget was made by Rothenberg,

seconded by Commissioner Bridges, and passed unanimously.

At the conclusion of this review, Mr. Matt Ashe reported that the matters under discussion with the Fresno developers were unresolved. It was therefore the decision of the Commission to have the matter brought back to them on April 9, the next regular Board meeting.

The Port Commission adjourned the meeting in memory of Mr. William Schirmer, vice-president of California Stevedore & Ballast, who died unexpectedly on March 24, 1980.

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# SAN FRANCISCO PORT COMMISSION

Meeting of:
April 9, 1980

Minutes

Next Meeting:
April 23, 1980

The San Francisco Port Commission met in regular session at 10:05 A.M. this date.

Present: Commissioner Rudden, Bridges, Gartland, Morrison Rothenberg

Absent: Port Director Edward L. David

Also Present: Anthony J. Taormina, Deputy Port Director
Thomas Yerkes, Finance and Administration Director
Vello Kiisk, Chief Harbor Engineer
Harry Thiemann, Property Manager
Matthew Ashe, Commercial Property Manager
Capt. Joseph Dickover, Maritime Director
John Etchevers, Deputy City Attorney
Stephanie T. Cincotta, Secretary to the Commission

Item 2 - Approval of Minutes - The minutes of the March 26, 1980 minutes were approved with one correction on page 3, first paragraph by Commissioner Rothenberg, as follows:

"the time at which the delinquency rate would be determined."

"Commissioner Rothenberg felt that it was important to have an opinion from outside counsel as to whether we as a government entity are exempt from the usury law."

Commissioner Gartland asked that Items 12 and 13 be taken out of order in deference to President Rudden being unable to remain for the entire Commission meeting. Commissioner Morrison seconded this motion, and discussion followed on the matter of the U.S. Corps of Engineers breakwate Mr. Taormina outlined the basic points of the matter. President Rudden asked if there were any objections to granting this authorization. In the absence of any objections, the motion was passed unanimously to authorize the Director to enter into a standard agreement for engineering services in an amount not to exceed $25,000.

Executive Director Report - Mr. Taormina reported that on March 26, an incident occured involving Paceco crane on Pier 80, and a vessel, which has resulted in the shutdown of this crane and subsequent repair work. He next reported that Bay Area Ship Repair Association would be having its first annual congressional forum at Hunters Point Officers' Club, with Congressman John Burton as its keynote speaker. Mr. Taormina commented that this is a new organization, with the Port being one of the founding members, and is dedicated to the growth and expansion of the ship repair industry in the Bay Area.

The lease for the ferryboat "Fresno" was the next item mentioned, and Mr. Taormina again asked the Commission to put this matter over to the next meeting on April 23 at which time all three ferryboat leases will be reviewed by the Commission.

Mr. Taormina then reported on the request by the Mayor to conform to the new parking rates as ordered by the Board of Supervisors. Discussion of doubling meter rates by the staff and Commissioners ended with staff being advised to return with a formal presentation at the next Commission meeting and seek such approval.

Finance and Administration Report - Mr. Yerkes reported that there was a decrease in revenues of about 3.4% primarily due to lack of patronage at some Fisherman's Wharf restaurants and shops. Mr. Yerkes indicated to the Commission that there was a procedural change in the 1980-81 budget which results in deletion of an item for capital expenditures of $3,750,000.

COMMERCIAL PROPERTY

Item 5 and 6 - Mr. Yerkes presented five documents to support the contention that this agreement (DDA) maximizes profits for the Complex and these are listed herewith:

Lloyd Hanford Jr. & Co. Appraisal - 4/2/80
John McMahan & Associates Finding 4/7/80
Questor Associates Valuation Analysis - 9/12/78
John McMahan & Associates Feasibility Analysis and Development Evaluation - 7/5/79
Charles Hall Page & Associates Design Guidelines - 1978

With these documents as supporting evidence, it is staff's opinion that the proposed DDA and Lease will yield maximum profits to the Port.

Commissioner Morrison asked that certain points of the DDA be re-examined and discussion followed on these particular matters. Commissioner Gartland suggested that Continental Development Corporation provide a letter of intent to the Port setting forth that it is the intent of Continental to build it now and to make it energy conscious, and this was agreed to by the developer.

There being no further discussion, it was moved by Commissioner Morrison that the Disposition and Development Agreement and the Lease with Continental Development are in the public interest and will yield maximum return for the Port. In addition, the motion included the finding that the Ferry Building Complex is declared to be surplus land to maritime, commerce and fisheries. The motion was seconded by Commissioner Gartland, and passed unanimously.

Item 7 - License & Lease No. 10376-10381 were approved unanimously with a motion by Commissioner Rothenberg, seconded by Commissioner Morrison.

Item 8 - Approval of Assignment of Whaley's Pier 50 was given by motion of Commissioner Morrison after discussion by Commissioner Rothenberg, and passed unanimously.

Item 9 - Approval to prepare bid package for a portion of SWL 354 was requested, and after discussion by Commissioner Rothenberg and Morrison, it was decided to put this matter over to the Port Commission meeting on May 7, at which time a blow-up of this area could be presented.

Item 10 - Approval of Coast Marine Industrial Supply Lease Amendment was put over for another thirty days, and staff was instructed to report back at the second meeting of May.

ngineering and Maintenance

tem 11 approval to repair Seawall at south of Pier 54 was granted nanimously.

laritime

ls. Cincotta reported that additional time has been given for response o the Pier 45 RFQ to accommodate foreign market because our advertise- ient gave an insufficient time for answer by this segment. The closing ate for bids is April 15. Staff will report back to the Commission he second meeting of May.

tem 15- Approval to authorize Port Director to participate in Stock nhancement Program under National Oceanic and Atmospheric Administration, roviding the Port need not expend any funds was granted unanimously.

here being no further business the Commission withdrew into Executive ession this date at 11:30 A.M.

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# SAN FRANCISCO PORT COMMISSION

Meeting of:
April 23, 1980

Minutes

Next Meeting:
May 14, 1980

The San Francisco Port Commission met in regular session at 10:00 a.m. this date.

Present: President James Rudden, Commissioner Bridges, Morrison, Rothenberg

Absent: Commissioner Gartland, Port Director David

Also Present: Anthony J. Taormina, Acting Port Director
Thomas Yerkes, Finance and Administration Director
Vello Kiisk, Chief Harbor Engineer
Matthew Ashe, Commercial Property Manager
John Etchevers, Deputy City Attorney

Approval of the minutes of April 9, 1980 was moved by Commissioner Rothenberg, seconded by Commissioner Morrison, and passed unanimously.

Mr. Taormina led into his report by stating that on April 11, 1980 the first annual Congressional forum of the Bay Area Ship Repair Association was held at the Hunters Point Officers' Club with Commissioner Gartland who represented the Mayor in attendance. This association was formed recently to promote and enhance ship repair work in the Bay Area. He next informed the Commission that the Port had appeared before Bay Conservation and Development Commission for a preliminary presentation of the Total Design Plan to the Civic Design Committee. It will be at the staff level of the BCDC before any final action will be taken. He reported that the City has entered into a contract with ROMA firm to do a study of the Muni-Metro/Golden Gate ferry interface, and he will be representing the Port on a technical advisory committee. The subject of the public restrooms at the Fisherman's Wharf Golden Gate parking area was next introduced and Mr. Taormina asked Mr. Stephen Leonoudakis to speak to this matter.

Mr. Leonoudakis introduced his architect, Mr. Cullen, to make his presentation for the proposed project. Mr. Cullen through illustrated site plans gave detailed specifications including landscaping and telephone locations.

Commissioner Rothenberg questioned the placement of the facility at the rear of the parking lot facing the Embarcadero rather than Jefferson Street - indicating his concern about vandalism and security due to obscuring the entrance from police surveillance. Discussion followed, and motion was made by Commissioner Morrison to accept the design concept, seconded by Commissioner Rothenberg and passed unanimously.

FINANCE AND ADMINISTRATION

Approval of refunds and allowances in the amount of $87,787 was given unanimously.

A letter from the Human Rights Commission was introduced next and Mr. Yerkes was directed to respond, indicating the Port's full support of HRC's intent and our willingness to cooperate to maximize minority participation at professional levels in the Ferry Building Development project, while not abrogating our responsibility.

Item 5 - Approval of a modification of the McMahan Contract in the amount of $7,000 was granted following Mr. Yerkes detailed accounting of this modification.

Item 6 - Approval of a modification of a contract with Crescent Wharf and Warehouse in the amount of $25,000 for guard services was passed unanimously.

Item 7 - A state of emergency was declared on Pier 94-96 in order to permit repairs to be accomplished in the amount of $4,000.

Item 8 - A state of emergency was declared at Pier 80 in order to permit expenditure of $4,500 for repair of Paceco crane boom.

Item 9 - Approval to realign Union Street at The Embarcadero was passed unanimously.

Item 10 - Motion was made by Commission Morrison to hold a public hearing to amend the Harbor Traffic Code; first, to reduce the penalty provision from a misdemeanor to an infraction; secondly, to increase parking meter rates except along the Fisherman's Wharf area. Motion was passed unanimously.

COMMERCIAL PROPERTY

Item 11 - Approval of License and Lease No. 10375 and Nos. T-10382 through L-10383 were passed unanimously.

Item 12 - 13 - Seawall Lot 354 - Ritchie & Ritchie, real estate firm, seeking lease of this lot for "containerized freight station" was advised by the Commission that this matter would be deferred until such time as staff prepares an analysis of land use available south of China Basin, in relation to our maritime strategy plan. Staff was also directed to prepare a bid package soliciting the highest responsible bidder to develop this parcel so as to obtain maximum profit for the Port.

Item 15 - Consideration of consistent lease terms for ferryboats, "Fresno, Delta King, and Santa Rosa" was taken out of order. Mr. Ashe presented a three-page comparison study outlining basic similarities and peculiarities of the lease terms. Following this presentation, representatives from the three ferryboats were introduced. Mr. Ashe summarized by stating that with an additional two weeks' time, satisfactory language could be drafted and the matter brought back to the Port Commission for final determination.

Item 16 - The next matter to be taken up was consideration of assignment for ferryboat "Santa Rosa" - Mr. Ashe stated that at this time it was just to introduce the matter to the Commission for their review and at the next meeting, with staff's recommendation, a decision from the Commission would be sought. Mr. Robert Lieberman, attorney for Mr. Copage, who is seeking the assignment, was next introduced and spoke to this matter. He stated that it was his concern that the present lease for the Santa Rosa was the one on which his client had been negotiating and therefore felt it was expedient that it remain virtually unchanged.

Item 14 - Container Freight Corporation request to lease property at SWL 349 resulted in a public hearing being set for the next scheduled meeting on May 14.

Item 17 - National Maritime Union of America Lease was not finalized due to a lack of agreement on the length of years this lease would run. The Commission therefore agreed that staff would meet once more with Mr. McKinley of NMU and come back to the next meeting of the Commission.

ENGINEERING AND PLANNING

Item 18 - Commissioner Rothenberg moved approval on the award of undergrounding the fire alarm system at Pier 80 to Paganini Electric Corp. in the amount of $21,900, and this was passed unanimously.

The meeting was adjourned by the President at 12:30 P.M.

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# SAN FRANCISCO PORT COMMISSION

Meeting of:
May 14, 1980

Minutes

Next Meeting:
May 28, 1980

The San Francisco Port Commission met in regular session at 10:00 A.M. this date.

PRESENT: Commissioner Bridges, Gartland, Morrison, Rudden

ABSENT: Commissioner Rothenberg

Also Present: Edward L. David, Port Director
Anthony J. Taormina Deputy Port Director
Thomas Yerkes, Finance and Administration Director
Vello Kiisk, Chief Harbor Engineer
Harry Thiemann, Property Manager
Matthew Ashe, Commercial Property Manager
Captain Joseph Dickover, Maritime Director
John Etchevers, Deputy City Attorney
Stephanie T. Cincotta, Secretary to the Commission

Item 2 - Approval of Minutes - It was moved by Commissioner Morrison, seconded by Commissioner Bridges, and the minutes of the meeting of April 23, 1980 were approved unanimously.

Mr. Taormina reported that a delegation from the Henan Province were guests of the Port on May 8, and presented a scroll painting to the Port Director which is on display in the Executive Office. Two items will be considered at the Finance Committee of the Board of Supervisors, one, the Disposition and Development Agreement with Continental Development, and secondly, the Foreign Trade Zone Agreement. On the subject of the breakwater at Fisherman's Wharf, Bechtel Corporation has offered free consultation services to the Port for this project. Phase III approval by the Art Commission on our Waterfront Promenade was finally received this week, which opens the way to our going to bid in early June.

Ms. Cincotta, at Mr. David's request, gave a brief explanation of the Port's participation in Maritime Week's events which will include three complimentary tours of the "Working Port" aboard the Golden Gate Ferries on May 23 at 11, 12:15pm, 1:30 p.m. The Commission was cordially invited to attend.

FINANCE AND ADMINISTRATION

Mr. Yerkes asked for approval of three items as indicated herein:
a) refunds and allowances in the amount of $57,941.02;
b) Main, Hurdman & Cranstoun contract for fiscal year 1979-80 audit;
c) State of emergency at Pier 80 for crane repair;
and approval was granted unanimously.

Two additional items were addressed, one, the 60-day accounts including the California Close Corporation upon whom an unlawful detainer has been filed. In view of the legal ramifications, it was decided that the Commission would withdraw to executive session at the conclusion of the regular business of the meeting.

Secondly, the matter of sales and revenue was addressed with Mr. Yerkes indicating that a year to date report would be available at the next meeting.

ENGINEERING & PLANNING

5. A report by Mr. Don Birer Executive Director, on the status of the waste water project was presented with an emphasis on the effect of Proposition T on this project.

6a. Approval by Commission of schematic drawings of Pier 35 passenger terminal was moved by Commissioner Morrison and seconded by Commissioner Bridges.

6b. Proposals for design services will be solicited as approved by the Port Commission vote.

Robert Katz, Telegraph Hill Neighborhood Association, spoke to the matter of the substructure of Pier 35 and admonished that the soundness of the substructure be thoroughly affirmed before any major reconstruction was started.

7. Approval for Pile Work Program for 1980-81 was moved by Commissioner Morrison, seconded by Commissioner Bridges, and passed unanimously.

COMMERCIAL PROPERTY

Item 8. Approval of Licenses and Leases Nos. 10384-10387 was unanimously passed.

Item 9, and 10. Mr. Ashe requested approval of these two items after stating that each of the individual ferryboat leases had been brought into conformity. Each of the ferryboat owner's was introduced and permitted to speak to matter of the leases. Approval of the three leases was passed unanimously conditioned upon resolution of Item 6, page 9 of the lease by negotiation between staff and ferryboat owners.

Item 11. A request to approve an amendment of lease of the Santa Rosa was approved by motion of Commissioner Morrison and passed unanimously.

Item 12. Approval of the assignment of Santa Rosa was passed unaimously by the Port Commission thereby allowing Mr. Louis F. Coppage to assume said lease from Mr. McCormac's group.

Item 13. A public hearing was declared to consider the matter of Container Freight Corporation's lease. The Commission voted unanimously to authorize staff to negotiate this lease.

Item 14. Public Hearing - on the Harbor Traffic Code. Passage of a resolution approving amendments to the Harbor traffic code was unanimous. Secondly, approval was given unanimously to set the meter rate for parking meters located on Port property at fifty cents (50¢) per hour.

MAINTENANCE

Item 15. Approval to amend Jet Tech Contract in the amount of $30,000 was passed unanimously by the Port Commission.

The Commission withdrew into executive session at 12:30 p.m.

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# SAN FRANCISCO PORT COMMISSION

Meeting of: Minutes
May 28, 1980

Next Meeting:
June 10, 1980

The San Francisco Port Commission met in regular session at 10:00 a.m. this date.

PRESENT: Commissioners Rudden, Gartland, Morrison, Rothenberg

ABSENT: Commissioner Bridges

ALSO PRESENT: Edward L. David, Port Director
Anthony J. Taormina, Deputy Port Director
Thomas Yerkes, Finance & Administration Director
Vello Kiisk, Chief Harbor Engineer
Harry Thiemann, Property Manager
Matthew Ashe, Commercial Property
John Etchevers, Deputy City Attorney
Stephanie T. Cincotta, Secretary to the Commission

Item 2 - Approval of the minutes of the last meeting was passed unanimously.

Mr. Taormina, Deputy Port Director, announced that a new steamship line, the Papua New Guinea Line, would be calling at the Port of San Francisco as a regular port of call. Mr. George J. Gmelch, president of TFC Shipping Lines, presented the house flag to Mr. James Rudden, President of the Commission, to commemorate the occasion.

Item 3 - Executive Director's Report - Mr. David reported that at the last Board of Supervisors' meeting the matter of the Foreign Trade Zone, Pier 19-23, was considered. The Finance Committee asked that Mr. David report to the Commission their reluctance to amend the Foreign Trade Zone lease in view of the less-than-top dollar rental being charged. Mr. Rudden asked Mr. David to obtain an opinion from the Attorney General's Office as to which body has the final decision on approving leases, maritime or otherwise. Mr. David indicated that this matter would be on the next meeting agenda.

Item 4 -Finance and Administration Report - Mr. Yerkes reported that the Port would be participating in an incentive program (employee suggestion-awards) as part of the Mayor's FIRM project. The second item Mr. Yerkes reported on was the Continental Development Corporation disposition agreement to renovate the Ferry Building which also was before the Board of Supervisors for consideration. The Board requested certain relevant information prior to approving this agreement which Mr. Yerkes stated his office would provide forthwith.

Item 5 - Ms. Cincotta reported on the three responses which were received on development of Pier 45, stating that it was staff's opinion that the paucity of interest indicated that San Francisco does not warrant a modern, major onshore processing center. Following discussion by the Commission, this matter was tabled pending further research by staff.

Item 6 - Request for lease assignment of a portion of SWL 302 was presented by Mr. Matt Ashe. Discussion followed with Mr. Francis Scarpulla, attorney for F. Alioto Fish, speaking to this matter. The Commission directed Mr. David to come back at the next meeting with a "Solomon-like" recommendation.

Item 7 - Increases in parking and rental rates were approved by motion of Commissioner Morrison, and seconded by Commissioner Rothenberg. It was therefore the decision to increase by fifty percent. The second item to be considered was the percentage increase on licenses and this was approved by 10% by motion of Commissioner Rothenberg, seconded by Commissioner Gartland, and passed unanimously.

Item 8 - Approval of Licenses and Leases Nos. L-10388 through L-10390 was given by motion of Commissioner Rothenberg, seconded by Commissioner Morrison, and passed unanimously.

Item 9 - The Commission was asked to declare a state of emergency on Pier 96 in order that the Paceco Crane could be repaired and recertified by Roberton & Schwartz. Commission Morrison moved approval, seconded by Commissioner Rothenberg, and passed unanimously.

Mr. Taormina asked for a resolution by the Commission to the BCDC for permission to realign the railroad access into our container terminal at Piers 94-96, it was moved Commissioner Morrison, seconded by Commissioner Rothenberg, and passed unanimously.

The meeting of the San Francisco Port Commission was adjourned this date in the memory of Mr. James Healy.

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# SAN FRANCISCO PORT COMMISSION

Meeting of:
June 11, 1980

Next Meeting:
June 25, 1980

The regular meeting of the San Francisco Port Commission commenced at 10:00 A.M. this date.

PRESENT: Commissioners Bridges, Gartland, Morrison, Rothenberg, President Rudden

ABSENT: None

ALSO PRESENT: Edward L. David, Port Director
Anthony J. Taormina, Deputy Port Director
Thomas Yerkes, Finance & Administration
Vello Kiisk, Chief Harbor Engineer
Matthew Ashe, Commercial Property Manager
John Etchevers, Deputy City Attorney
Stephanie T. Cincotta, Secretary to the Commission

Item 2 - The minutes of the previous meeting were approved unanimously.

Mr. David asked the Commission's permission to consider Items 5 and 6 out of order since one of the attorneys had a plane to catch and this was allowed. Discussion then followed on assignment of leases and it was the final decision that staff come back to the Commission with relevant information pertaining to reasons for the request of working drawings. Upon receipt of this information, the Commission will be in a position to better decide this lease matter.

Mr. Francis Scarpulla, attorney for F. Alioto Fish Co., attempted to illustrate his version of why working drawings were sought.

Mr. David then addressed the matter of Continental Development's contract before the Board of Supervisors and also mentioned that Continental is ready to name an architect for the Ferry Building project. Secondly, the matter of the Foreign Trade Zone lease was mentioned and Mr. David reported that the Finance Committee of the Board has requested additional financial input prior to action on this matter.

As regards the matter of Continental Development, Commissioner Rothenberg directed Mr. David to convey to the developer his concern that Continental still intends to devote the same amount of management talent and resources they assured us they would.

Item 4 - Finance and Administration Report - Mr. Yerkes reported that he was advised how much would be required of the Port for services rendered by Ad Valorem departments. Under Ordinance No. 152-80 the Controller was directed to select the method by which these costs would be allocated to revenue-producing departments using these services. It was determined that the county-wide cost allocation plan, commonly referred to as CalCaps. Essentially, it means a .4% of our appropriation is being requested for the use of services, that comes to a little under $80,000 for the Port. We will therefore submit a supplemental to our budget to increase by $80,000 in order to pay these Ad Valorem department services.

Commercial Property

Item 7. Mr. David reported that he was unable to meet with Mr. Leonoudakis on the matter of permanent restrooms at Fisherman's Wharf and asked the Commission's indulgence to come back to them in the next two weeks.

Item 8. Approval was given by unanimous vote to extend the Williams' contract for one year on a month-to-month basis in the amount of $28,000.

Item 9. Three subleases with the S.F. Eye Institute for a portion of space at the Administration Building at Pier 50 were approved by motion of Commissioner Rothenberg, seconded by Commissioner Bridges.

Item 10. The Commission was asked to permit the scheduling of a public hearing for the purpose of developing a 48-berth marina adjacent to the China Base building, and this was so granted. Mr. Robert Palm, of the Mission Creek Harbor Association, asked permission to address the Commission and indicated his association's objections to this development. Mr. Taormina responded to this matter and Commissioner Morrison then suggested that the Commission go ahead with the public hearing at the scheduled time; thereby allowing all parties to have the opportunity to speak. Mr. Rudden instructed staff to provide him with an updated status report on Mission Creek Harbor matter.

Engineering & Planning

Item 11 - Presentation of Port offices relocation site by Mr. Vello Kiisk, Chief Engineer for the Port was next made to the Commission. The potential site illustrated was located at SWL 321 and involved the placement of the office building currently located at Pier 96. Mr. Al Guisto, Port Senior Architect, presented preliminary drawings. Mr. Kiisk reiterated that primarily they were before the Commission to request direction and guidelines from them in this matter of relocating the Port offices. The Commission, after some discussion, directed Mr. Kiisk

to explore the possibility of Pier 46b as a potential relocation site for the Port offices. Mr. Kiisk assured the Commissioners that he would indeed return with a progress report on all alternate sites.

In conclusion, Mr. David acknowledged the long-time, dedicated services of two retiring employees, Mr. James Riemers and Mr. Harry Thiemann and President Rudden accepted testimonial resolutions in their behalf. The presence of these two dedicated individuals will be sorely missed at the Port of San Francisco.

The Commission meeting formally withdrew into Executive session at 11:05 A.M.

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# SAN FRANCISCO PORT COMMISSION

Meeting of:
June 25, 1980

Minutes

Next Meeting:
July 9, 1980

The regular meeting of the San Francisco Port Commission commenced at 10:05 A.M.

PRESENT: Commissioners Bridges, Gartland, Morrison, Rudden

ABSENT: Commissioner Rothenberg

ALSO PRESENT: Edward L. David, Port Director
Anthony J. Taormina, Deputy Port Director
Thomas Yerkes, Finance & Administration Director
Vello Kiisk, Chief Harbour Engineer
Matt Ashe, Commercial Property Manager
John Etchevers, Deputy City Attorney
Stephanie T. Cincotta, Secretary to the Commission

Item 2 - Approval of the minutes of June 11, 1980 regular meeting was unanimous.

President Rudden announced the retirement of Captain Joseph Dickover as Chief of Maritime Affairs on the first of July indicating that the Port would certainly miss his diligent service.

Executive Director's Report - Mr. David spoke on the matter of nine 66-year leases containing an April 30 deadline for working drawings which had been brought to the attention of the Commission at the last meeting. It was determined that this date was in fact selected by the lessees as a good-faith gesture but in most instances has not been complied with. The Commission granted staff one month's time to do further investigation and report back to them.

Mr. David next reported that he had received word from Attorney General Deukmejian that only state officers, or district attorneys could request an opinion from his office. Therefore he was asking direction from the Commission how to proceed on the matter of the need to have Board of Supervisor's approval for any Port lease exceeding ten years or in an amount over a million dollars. Commissioner Morrison suggested we go ahead and get an informal opinion through the legislative counsel then we could judge whether we want to ask that representative for a formal opinion from the Attorney General. At the same time, we could talk with City Attorney Agnost.

Mr. David commented that the Port's budget for 1980-81 would be heard by the Board of Supervisors on the following day.

Finance and Administration Report - Mr. Yerkes asked for approval of refunds and allowances in the amount of $96,393.71 and this was granted unanimously.

COMMERCIAL PROPERTY

5. Approval of Bekins Building Maintenance Co. contract in the amount of $85,000 was sought and granted by unanimous vote.

6. Approval of final lease for Sinbad's Restaurant was granted by motion of Commissioner Morrison, seconded by Commissioner Bridges.

7. Approval of licenses and leases was given by motion of Commissioner Morrison, seconded by Commissioner Bridges.

8. Public hearing was announced to hear testimony on incorporating a procedural change in Port leasing policy. The resolution was adopted by which all leases would henceforth be signed off by City Attorney's office and tenant before final reading by the Commission.

9. Public Hearing - China Basin Marina -proposed lease - Testimony by Diane Estrin, representing Mission Creek Harbor Association, was presented to the Commission outlining their primary concern for a courtesy berth in which small vessels could gain access and egress in the channel. Mr. Walter Hunckler, representing the new owners of the China Basin building, responded to this concern by replying that such a berth could be provided.

Mr. Josh Pryor, boat builder, presently occupying a berth in the same area, next presented his difficulties with the raising and lowering of the Third Street bridge. Discussion followed on this particular matter.

It was the decision of the Commission to direct staff to find out what the obligation of the City is in operating the 3rd and 4th Street bridges before approving this lease.

10. Request for public hearing for the next Commission meeting to consider leasing of Pier 31 to the Crent Container Company. Discussion followed regarding the suitability of this particular tenant within the scope of our maritime strategy. Public hearing was therefore set for June 25, 1980.

ENGINEERING & MAINTENANCE

11. Contract for Pier 96 crane repair was awarded to Carpenter Rigging and Supply Co. Inc. and approved by unanimous vote.

12. Final payment to Pacific Drydock for repair of the Port's floating equipment in the amount of $16,051.10 was approved by motion of Commission Bridges, seconded by Commissioner Morrison.

13. J.E.T. Tech Contract was modified in the amount of $98,766.00 by motion made by Commissioner Morrison, seconded by Commissioner Bridges. to allow the transition from J.E.T. Tech personnel to Port (in-house) capability.

MARITIME

14. Approval was granted to renew Standard Agreement for public relations firm Gleason & Associates for fiscal year 1980-81 by unanimous vote.

Prior to withdrawing into Executive Session, Commissioner Morrison directed staff to notify the Redevelopment Agency in writing that it is the Port Commission's desire to retain two positions on the Citizen Implementation Committee.

The meeting adjourned at 11:05 A.M. to go into Executive Session.

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# SAN FRANCISCO PORT COMMISSION

Meeting of:
July 9, 1980

Minutes

Next Meeting:
July 23, 1980

The regular meeting of the San Francisco Port Commission commenced at 10:00 a.m.

PRESENT: Commissioners Bridges, Morrison, Rudden, Rothenberg

ABSENT: Commissioner Gartland

ALSO PRESENT: Edward L. David, Port Director
Anthony J. Taormina, Deputy Port Director
Thomas Yerkes, Finance & Administration Director
Vello Kiisk, Chief Harbour Engineer
Matt Ashe, Commercial Property Manager
John Etchevers, Deputy City Attorney
Stephanie T. Cincotta, Secretary to the Commission

Item 2 - The minutes of the last meeting dated June 25, 1980 were unanimously approved with one clarification by Commissioner Morrison, as follows:

"Motion was made by Commissioner Morrison, and so ordered by the Commission directing staff to notify Redevelopment Agency in writing that it is the Port Commission's desire to retain two positions on the Citizen Implementation Committee."

Executive Director's Report - The matter of street artists petition for a site on Fisherman's Wharf was put over to the next regular meeting. In the matter of restroom facilities at Fisherman's Wharf, Mr. David suggested that he meet with Warren Simmons and report back to the Commission.

Commission designated Mr. David or his representative as the person to work with Continental Development in selection of prime architect for the Ferry Building project. By Resolution 80-81 Mr. David was authorized to approve such matters as selection of architects and contractors.

The matter of seeking an opinion of the Attorney General has been referred for an informal opinion from the Legislative Counsel. Upon receipt of this response, we will then proceed on this matter.

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Discussion followed concerning Charter revision with Commissioner Rothenberg and Commissioner Morrison commenting on those sections dealing particularly with the Port Commission and the amendment to the Burton Act.

4. Finance and Administration Report - Mr. Yerkes pointed out the May sales and rental report which shows very positively that we have increased our percentage rent agreement sales by a 15.6% level over the prior May, and that our revenue has gone up 16% as a result of those sales.

COMMERCIAL PROPERTY

Licenses and Leases No. 10395-10397 was approved by motion of Commissioner Rothenberg, seconded by Commissioner Morrison, and passed unanimously.

PUBLIC HEARING - PIER 31

Mr. Matt Ashe, Commercial Property Manager, introduced the matter of authorizing Port staff to negotiate a lease with Crent Corporation for Pier 31. Discussion followed with testimony by Mr. Charles Curley, president of the corporation, to answer inquiries from the Commission regarding classifying this company as maritime-usage facility. At the conclusion of Mr. Curley's testimony, Mr. Joe Muzzin, Vice-President of Alltrans Express U.S.A. Inc., petitioned the Commission for an opportunity to lease Pier 31. It was therefore the decision of the Commission to deny the staff's request to negotiate with the Crent Corporation as a sole source bidder, and put Pier 31 to general bidding. Staff would return to the Commission within 30 days with the results of this bid process. Commissioner Morrison asked that the Crent Corp. be made aware that a bid from their company would be welcome.

ENGINEERING AND MAINTENANCE

7. By motion of Commissioner Rothenberg, seconded by Commissioner Morrison, a resolution was passed authorizing staff to solicit federal economic development funds or state assistance for Pier 94-96 railroad service realignment.

8. This item was put over to next regular Commission meeting in order that staff may assess new information.

9. Commission approved the award of architectural contract to the firm of Gordon Chung by motion of Commissioner Morrison, seconded by Commissioner Rothenberg, and passed unanimously for Pier 35 passenger terminal.

LEGAL

10. In the matter of Res. No. 80-79 asking to rescind Commission action of November 23, 1977 regarding Mission Creek, testimony was heard from the following persons: Mr. Bob Isaacson, Chairman, Mission Creek Harbor Association, Ms. Ruth Huffaker, Secretary, Mission Creek Harbor Association, Mr. Thomas Soules, former San Francisco Port Director, Mr. Peter Hecker, attorney for Mission Creek Harbor Association, Mr. Jim Hill, Economic Development Council, and Mr. Lee Meyers, Potrero Hill Neighborhood Association. Following this testimony, Commissioner Morrison suggested that this matter be continued for the next couple of weeks in order for further investigation to take place. This matter will be brought back to the Commission thereafter.

Mr. David requested the Commission withdraw to executive session for discussion of personnel matters.

The meeting was adjourned at 11:35 a.m.

SAN FRANCISCO PORT COMMISSION

Meeting of July 23, 1980 Minutes

Next Meeting:
August 13, 1980

The regular meeting of the San Francisco Port Commission was called to order at 10:10 A.M.

PRESENT: Commissioners Bridges, Morrison, Rothenberg, Rudden

ABSENT: Commissioner Gartland

ALSO PRESENT: Edward L. David, Port Director
Anthony J. Taormina, Deputy Port Director
Thomas K. Yerkes, Finance & Administration Director
Vello Kiisk, Chief Harbor Engineer
Matt Ashe, Commercial Property Manager
John Etchevers, Deputy City Attorney
Stephanie T. Cincotta, Secretary to the Commission

Item 2 - The minutes of the previous meeting of July 9, 1980 were approved unanimously.

The Executive Director's Report - Mr. David asked the Commission's indulgence in the matter of Fish Alley tenants and the April 30 clause, that he be permitted to come back to the next Commission meeting with a full report. This was so granted.

Mr. David reported on the restroom facilities at Fisherman's Wharf by announcing that Mr. Leonoudakis no longer felt it economically feasible to undertake this project; and in the case of Mr. Warren Simmons' offer, staff's feeling was that the dimensions of the signs were unacceptable. The Commission directed staff to contact Municipal Railway to determine which is the best location for these facilities in view of this development. Having once determined this information, Commission will consider contacting Fisherman's Wharf tenants in this respect.

Mr. David stated that he was in receipt of a deposition from Thomas Soules in regard to Mission Creek Harbor Association, and this matter would be on the next Commission meeting agenda.

Approval to transfer funds ($10,000) in support of the lobbyist office of Liz Robbins in conjunction with Public Utilities Commission and the Airport Commission was granted by the Commission, with a request by Commissioner Morrison that some form of work program be outlined for the Port's edification by the lobbyist.

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Mr. David introduced Midshipmen Perry Seiler and Geoffrey Stone from the California Maritime Academy who are interning with the Port for a brief period.

Finance and Administration Report -

Approval was granted in the amount of $10,859.17 for refunds and allowances.

State of emergency was declared by motion of Commission Rothenberg in order that repairs can be made to tug Frank G. White.

COMMERCIAL PROPERTY

Approval of Licenses and Leases Nos. 10398 - 10403 was given by motion of Commissioner Morrison and seconded by Commissioner Bridges.

Street Artists Association petition the Commission to license a location near the vessel Balclutha at Pier 43. Testimony by various proponents and opponents followed, and a partial list follows:

Peter Brown, President Fisherman's Wharf Merchants Assn.
Michael Tugendman, President San Francisco Street Artists
Pete de Koppolis, owner Souvenier Shop, Pier 43
Officer Raymond West, San Francisco Police Department
Roger Bufkin, Pier 43 Alcatraz Tours
Roy Nichols, Harbor Tours
Kenneth Burger, Fisherman's Wharf Parking Lot
David Nelson, Executive Director, Maritime Museum
Linda Stark, San Francisco Street Artists Assn.

After considerable discussion, it was the decision of the Commission that staff research alternate locations and return to the next Port Commission meeting with this information.

Approval of Resolution No. 80-88 reaffirming lease to Sam Bell with the stipulation that written notice be included in lease language of the Port's intention to recover property with no reason stated on January 12, 1982 in order to preclude any misunderstanding by Mr. Bell that he may be entitled to "prior rights". Motion was made by Commissioner Rothenberg, seconded by Commissioner Morrison and passed unanimously.

ENGINEERING AND MAINTENANCE

Award of contract for repaving of Pier 96 was made to low bidder O.C. Jones & Sons in the amount of 897,806. Formal protest was made by Railco Multi Construction, represented by Mr. Larry Hickey, area manager who challenged the legality of the bid process based in part on a technical omission and further on neglect to comply with minority requirements. The Railco Multi firm was advised that the Human Rights Commission would be the city agency to act on this aspect of the award and the Port Commission

would defer to their decision in approving this award as regards affirmation action.

The meeting was adjourned at 11:40 a.m. to Executive Session.

San Francisco Port Commission

Meeting of August 13, 1980 Minutes Next Meeting: August 27, 1980

The regular meeting of the San Francisco Port Commission commenced at 10:05 a.m.

Present: Commissioners Rudden, Bridges, Gartland, Morrison, Rothenberg

Absent: None

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Also Present: Edward L. David, Port Director
Anthony J. Taormina, Deputy Port Director
Vello Kiisk, Chief Harbor Engineer
Matt Ashe, Commercial Property Manager
John Etchevers, Deputy City Attorney
Stephanie T. Cincotta, Secretary to the Commission

Item 2 - The minutes of the previous meeting were passed and approved unanimously.

Mr. David requested permission to take Item 6 out of order since a large number of people were in the audience for this particular item. The Commission therefore agreed to hear a status report on the Street Artists' request for a location at Pier 43. Mr. Taormina reported that on advice of counsel, he contacted City Planning regarding the requirement of a conditional use permit. He was informally advised that none would be required at this particular location. He then asked Mr. John Etchevers for further comment. Commissioner Morrison then suggested that we were merely"passing the buck" and we should in fact make a decision at this meeting.

After further discussion, it was the decision to grant a temporary license for $1,000 per month for a period of six weeks on a trial basis to allow the Street Artists' to sell their wares.

Mr. David introduced Gwendolyn Yee, Deputy City Attorney, to the Commission commenting that Miss Yee would bejoining Port staff as of this date, replacing Mr. Flores who was transferred to the legal staff of Waste Water Project.

Mr. David reported that he had received notification from the Redevelopment Agency that a Citizens Implementation Committee has been formed and two of the Port Commissioners are invited to sit on this committee. Discussion followed as to the merits of our commissioners sitting on such a board in an official capacity or in a citizen's stance.

Commissioner Rothenberg declined to accept; Commissioner Morrison accepted the commitment and will participate in an official role.

Commercial Property

Approval of licenses and leases L-10404 - L-10412 was passed by a motion of Commissioner Rothenberg, seconded by Commissioner Gartland.

Item 5 - Report on Bid for Lease of Pier 31

Mr. Ashe submitted this bid package to the Commission for comment. Discussion followed concerning length of term of the lease; it was the ultimate decision that a five-year period was adequate to meet both maritime and non-maritime use of this area. The matter of embarking upon the Total Design Plan was then brought up and Mr. David asked Commission's permission to report fully at the first meeting in September on this area.

Item 7 - Relocation of Crow's Nest Restaurant to Pier 33 -

Mr. Etchevers addressed this matter, referring to the memo and proposed lease as submitted for Commissioner's approval. Mr. Maguilio, proprietor of the Crow's Nest Restaurant, asked for permission to address the Commission. Following Mr. Maguilio's testimony, the terms of a possible buy-out were discussed as well as the length of the lease term.

By motion of Commissioner Gartland, with a second by Commissioner Bridges, the lease of the Crow's Nest Restaurant was approved unanimously.

Item 8 & 9 - The Commission declared "a state of emergency" at Pier 80, and awarded the contract to the lowest bidder in order to accomplish the corrective work.

Item 10 - A summary of possible relocation sites for Port offices was presented by Mr. Kiisk and Mr. Guisto of Port staff. A brief sketch of five locations was presented with Turnbull Associates presenting a short analysis of Pier 46-B location. After much discussion, pro and con, on the viability of all locations, all but three were eliminated - Pier 3, 35 and 46-B.

Mr. David interjected that he had been talking with Mr. Gene Mays of Continental Development about the possibility of remaining in the Ferry Building during the renovation period. Following this announcement, the Commission instructed staff to continue to explore the various possible locations mentioned above and report back to them.

The Commission adjourned to go into Executive session at 11:29 a.m.

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NOTICE

[Revised]

The regularly scheduled August 27, 1980 meeting of the

SAN FRANCISCO PORT COMMISSION

has been rescheduled for 10:00 A.M., Wednesday,

September 10, 1980 in Room 283, World Trade Center,

San Francisco, California.

Stephanie T. Cincotta

STEPHANIE T. CINCOTTA
Secretary to the Commission

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Minutes

9/10/80

# SAN FRANCISCO PORT COMMISSION

Meeting of September 10, 1980 Next Meeting: September 24

The regular meeting of the San Francisco Port Commission began at 10:00 a.m. with a call to order by Port President Rudden.

Approval of the minutes of the last meeting was passed unanimously.

Present: Commissioner Rudden, Bridges, Gartland, Rothenberg

Absent: Commissioner Morrison

Also Present: Edward L. David, Port Director
Anthony J. Taormina, Deputy Port Director
Thomas Yerkes, Director of Finance
John Etchevers, Deputy City Attorney
Matthew Ashe, Commercial Property Manager
John Kellogg, Assistant Chief Engineer
Stephanie T. Cincotta, Asst. Secretary to the Commission

Mr. David introduced Mr. Ronald Stone, the new Maritime Affairs Chief, to the Port Commission, and extended the welcome of the staff to him.

Mr. David stated that Finance Committee of the Board of Supervisors is presently considering the amendment to the Foreign Trade Zone Lease. The Commission reaffirmed its position in favor of the amendment, as indicated previously by a 4 to 1 vote.

Finance and Administration -

a) Approval of refunds and allowances was given by motion of Commissioner Rothenberg, seconded by Commissioner Bridges.
b) The Port's affirmative action policy was approved by motion of Commissioner Gartland, seconded by Commissioner Rothenberg.
c) Approval of Operating Grants of Authority was granted by motion of Commissioner Rothenberg, seconded by Commissioner Bridges, pending the deletion of item 2 - which would authorize Mr. David to make modifications outside the budget constraints. Mr. Yerkes agreed to this deletion, thereby allowing the passage of this motion.

Mr. Yerkes listed additional items for the Commission's attention -
a) Overdue commercial accounts, noting that item 2 has been paid;
b) sales and rental revenues schedule which shows that we have a 5.6% increase in sales and 6.7 increase in rent over previous July, 1979;
c) notification by Fire Department that $52,154 is the amount required for salaries for those individuals operating the Fire Boat; which amount is over and above that already approved as budgeted positions.

Commercial Property -

Approval of Licenses and Leases Nos. 10413 - 10418 was moved by Commissioner Rothenberg, seconded by Commissioner Bridges.

Discussion ensued relevant to a change in Port policy concerning competitive bid procedures. Mr. Ashe indicated the language changes he sought and explained his reasons for these changes. It was the decision of the Commission then to adopt the new language but limit the staff to negotiating within these parameters only for maritime use. The Commission moved to approve this change, incorporating the words "for maritime and maritime-support use only" following the words "bona fide written offer to lease Port space".

Planning, Engineering and Maintenance

Landscaping contract for Pier 3 was awarded Hertzka & Knowles in the amount not to exceed $75,000 by motion of Commissioner Bridges, seconded by Commissioner Rothenberg.

Maintenance Program for fiscal year 1980-81 was unanimously approved by Commission vote, after presentation by Deputy Director Taormina.

Maritime strategy work program for zone 1 was next outlined by Mr. Taormina, with a request for action in the following areas:

Commence ICC abandonment of rail car ferry at Pier 43;
Advance engineering and design of breakwater with Pier 45;
Construction and maintenance of permanent public restrooms in Fisherman's Wharf area;
Advance engineering and design of Seawall reconstruction on Jefferson Street;
Development of an action plan for Fisherman's Wharf area, based upon a prescribed scope of services.

Mr. David indicated prior to Mr. Taormina's presentation that in the matter of Fish Alley April 30 clause, City Attorney's office had requested an additional two weeks before rendering an opinion, therefore at the next Commission meeting he would present an answer in this matter.

Mr. David asked Mr. Taormina to emphasize to the Commission the magnitude of this work program for zone 1 and Mr. Taormina responded that undertaking such a program would cost upwards to $125,000 to develop a master plan.

The meeting was then adjourned to Executive Session at 11:20 a.m.

SAN FRANCISCO PORT COMMISSION

Meeting of:
September 24, 1980 Minutes

Next Meeting of:
October 8, 1980

The regular meeting of the Port Commission began at 10:05 a.m. by order c Vice President Harry Bridges in President Rudden's absence.

Mr. David asked for approval of the minutes of the last meeting, and this unanimously passed.

Present: Commissioner Bridges, Gartland, Morrison, Rothenberg

Absent: President Rudden

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MAR 26 1981
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Also Present: Edward L. David, Port Director
Anthony J. Taormina, Deputy Port Director
Thomas Yerkes, Director of Finance
Vello Kiisk, Chief Harbor Engineer
John Etchevers, Deputy City Attorney
Stephanie T. Cincotta, Secretary to the Commission

Executive Director's Report

Mr. David asked the Commission to authorize him to retain the services of attorney Martin Rosen, of the firm Silver, Rosen, Fischer & Stecher, to assist Port in seeking permission of the I.C.C. in abandoning rail ferry slip at Pier 43½. Following a brief discussion, it was moved by Commissioner Rothenberg, seconded by Commissioner Morrison to engage the services of Attorney Rosen for a fee not to exceed $15,000 to handle the abandonment hearing.

Finance & Administration Report

a) Approval of refunds and allowances in the amount of $26,051.43 was unanimously passed.

b) A summary of Management by Objectives was presented for fiscal year 1979-80. Mr. Rothenberg questioned Mr. Yerkes regarding the lease abstract of Port's commercial properties status, and was informed that this particular project would be completed by year's end.

Commercial Property

Approval to assign the Bounty Restaurant lease to Messrs. Brown and Hogan was passed unanimously by motion of Commissioner Rothenberg, seconded by Morrison.

The matter of conformance to April 30, 1980 clause was taken out of order following discussion of Action Plan for Fisherman's Wharf area.

Maritime

Mr. David next asked approval of the Commission of the amendment to the Foreign Trade Zone Services, Inc. amended lease with the explanation that new language had been inserted into the amendment. With this inclusion, the full Board of Supervisors approved the amended lease. The amendment was thereby approved by motion of Commissioner Morrison, seconded by Commissioner Gartland.

Planning, Engineering and Maintenance

Mr. Gordon Chong, A.I.A., made a most impressive presentation of his design concept for Pier 35 to the Commission, which included two alternate treatments. Following Mr. Chong's presentation, questions were posed to him regarding both ideas and a lively dialogue ensued with Mr. Larry Rapp, of Royal Viking, and Mr. John Traina, of Delta Lines, joining in the discussion of the passenger terminal area. Commissioner Rothenberg complimented the architect and asked for cost details. Mr. Vello Kiisk, Chief Harbor Engineer, commented that Mr. Chong had been given a budget of one million dollars for the passenger terminal, plus two hundred thousand dollars for the substructure. At Mr. Taormina' suggestion, the Commission authorized staff to include the second phase of this project in Port's capital improvement budget for fiscal year 1980-81.

Two resolutions pertinent to Action Plan for the Fisherman's Wharf area were passed unanimously by the Commission, thereby clearing the way to implement an action-oriented planning process as part of our future maritime strategy.

Mr. John Etchevers next spoke to matter of the April 30 clause and adherence thereto by Fisherman's Wharf fish processors. He indicated that a letter had been sent to all fish processors, asking them to set forth all the improvements made by them in concurrence to their lease. It was his opinion that in most cases tenants had expended a goodly amount of money on maintenance-type expenditures rather than on face-lifting or cosmetic improvements. It was the decision of the Commission based upon the advice of City Attorney that the Port advise the fish processor tenants that it will hold performance of that April 30 clause in abeyance for one year without any waiver of rights until the Port determines what will be done on a long-term basis in this area.

Mr. Matt Ashe concurred with the fact that given a broad interpretation of the lease clause, the fish processors have, with the one exception of F. Alioto Fish Company, satisfied the requirements.

Mr. John Brown, tenant and owner of Frank's Fishermen Supply Co., asked to address the Commission and explained that he owned only a portion of the property under discussion (F. Alioto's) and that as such, he could not justify expending funds to upgrade his portion unless he could obtain title to the entire area. He therefore is seeking assignment of this lease. Mr. Brown was advised to make his request for change of use purposes, and depending on decision by the Board of Supervisors, he will be so advised.

The Commission then withdrew into executive session.

SAN FRANCISCO PORT COMMISSION

Meeting of:
October 8, 1980 Minutes

Next Meeting of:
October 22, 1980

The regular meeting of the San Francisco Port Commission was called to order at 10:05 A.M. by Acting President Harry Bridges.

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PRESENT: Commissioners Bridges, Gartland, Rothenberg

ABSENT: Commissioners Rudden and Morrison

ALSO PRESENT: Edward L. David, Port Director
Anthony J. Taormina, Deputy Port Director
Thomas Yerkes, Finance & Administration Director
John Etchevers, Deputy City Attorney
Ronald Stone, Deputy, Maritime Affairs
Vello Kiisk, Chief Harbor Engineer
Matthew Ashe, Property Manager
Stephanie T. Cincotta, Secretary to the Commission

Approval of the minutes of September 24, 1980 was unanimously passed.

Mr. David sought permission of the Commission for Mr. Gordon Lau to address them on the matter of the lease assignment of C.J. Hendry property, and this was granted. Mr. Lau presented his petition on behalf of Mr. Sinclair Louie and stated that there would be no change in use on the part of his client if the assignment were granted. Discussion followed, and it was the decision of the Commission to reject unanimously this assignment.

Mr. David spoke of the Bay Area Ship Repair Association meeting with Mayor Feinstein to discuss the lack of ship repair work being done in the Bay Area. Commissioner Gartland requested staff to inquire into the matter of additional loss of future work in the event the Navy transfers civilian-manned ships to a civil service operation. It is his feeling that the Port Commission should take a position on this matter.

Finance and Administration - Mr. Yerkes asked approval of the expenditure of $4000 to replace two glass doors to the World Trade Center which had fallen out of their hinges. This was so moved by Commissioner Rothenberg, seconded by Commissioner Gartland.

Commercial Property

Licenses and Leases No. L-10420 - L-10426 were approved by motion of Commissioner Rothenberg, seconded by Commissioner Gartland.

Planning, Engineering and Maintenance

Award of contract for overhaul of fireboat Phoenix , tugboat Frank G. White, and piledriver hull #3 was approved by motion of Commissioner Rothenberg, seconded by Commissioner Gartland.

Mr. Taormina addressed the matter of the award of contract for construction of a waterfront promenade. He then called Mr. Kiisk, Chief Harbor Engineer, to discuss the five bids which have been submitted for this construction. Mr. Kiisk discussed in detail the various attributes of the promenade, the base bid and the optional add-on features. Mr. Kiisk indicated that five bids were received. He then called on Mr.Bob Simpson from Turnbull and Associates for comment regarding one of these alternate features - the steps leading down to the water.

Following this discussion, Mr. Kiisk stated that pending verification by the Human Rights Commission as to minority employment requirements, award of the contract would be made to one of the three low bidders, O. C. Jones, Wesley A. Thomas, or Arntz Contracting Co.

Mr. Taormina spoke to the matter of implementing a Civic Advisory Committee for the action plan for Fisherman's Wharf. He asked the Commission's approval of the make-up of this list and its establishment.

Commissioner Bridges suggested the addition of a member of the Senior Citizens Community, and with this addition, motion was made by Commissioner Rothenberg, seconded by Commissioner Gartland and passed unanimously.

Approval to designate John McMahan Associates, Inc. as consultant for the Fisherman's Wharf Action Plan was granted by motion of Commissioner Rothenberg, seconded by Commissioner Gartland. It will be also be function of this firm to work with Mr. Yerkes in establishing by February what is the Port's financial goal from Fisherman's Wharf over the next five years.

The meeting was then adjourned into Executive Session at 11:05 A.M.

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MAR 26 1981

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# SAN FRANCISCO PORT COMMISSION

Meeting of:
October 22, 1980 Minutes

Next Meeting:
November 12, 1980

The regular meeting of the San Francisco Port Commission was called to order at 10:05 A.M. by President James J. Rudden.

PRESENT: Commissioners Rudden, Gartland, Rothenberg.

ABSENT: Commissioners Bridges, Morrison, Port Director David.

ALSO PRESENT: Deputy Director Anthony J. Taormina
Director, Finance & Administration, Thomas Yerkes
Director, Maritime Affairs, Ronald Stone
Chief Harbor Engineer Vello Kiisk
Deputy City Attorney John Etchevers

The minutes of the meeting of October 8, 1980 were unanimously approved.

Mr. Taormina addressed the Commission in the absence of Mr. David who was attending an American Association of Port Authorities convention in Norfolk, Virginia. He introduced Mr. Erik Norgaard as Port consultant on the Action Plan for Fisherman's Wharf. Mr. Taormina reported on the meeting held of Bay Area Ship Repair Association and the offices of the Mayor and Congressman Burton. This meeting was held to reinforce the position of the ship repair industry in its bid to the Navy Department for bid opportunities and home porting of Navy ships.

Finance & Administration -

Mr. Yerkes asked for approval of refunds and allowances in the amount of $99,439.35 which was given by motion of Commissioner Rothenberg and seconded by Commissioner Gartland.

The Commission next approved amendment to Operating Grants of Authority allowing the Director, Finance & Administration and the Port Director to authorize settlement of claims up to a limit of $5000. Secondarily, the Commission authorized filing of permits by the Port Director to relevant regulatory agencies. Commissioner Rothenberg recommended that Bay Conservation and Development Commission be advised that no consideration should be given to any application pertaining to Port property without prior notification being given to the Port Commission.

Commercial Property -

License and Lease Nos. 10427 - L-10431 were approved by motion of Commissioner Rothenberg, seconded by Commissioner Gartland.

Public hearing was held to consider the award of a three-year lease to Dispatch Transportation Co. at 55 Berry Street. After due consideration, motion was made by Commissioner Rothenberg to authorize such award with one change - $.155 per s.f./month plus 2 year CPI rather than 3 year CPI. This motion was seconded by Commissioner Gartland, and passed unanimously.

Planning, Engineering and Maintenance

Commission approved the award of the Waterfront Promenade contract to the firm of O.C. Jones in the amount of $1,856,790 by unanimous vote. The Commission was informed that the addition of the stairs leading to the water would be redesigned in the interest of economy and new solicitation would be done for this alternative.

Discussion followed regarding the importance of the bus kiosk as previously proposed. Staff will report back to the Commission on this particular alternative.

Maritime

Commission was next asked to approve amendment of the Forest Terminals Corp. Marine Terminal Lease at Pier 48. This amendment would give Forest Terminals an option to renew the agreement for two one year periods and succeeding five year period. It was moved by Commissioner Rothenberg, seconded by Commissioner Gartland, and passed unanimously.

There being no further business, the meeting concluded at 11:05 A.M.

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1981

# SAN FRANCISCO PORT COMMISSION

Meeting of:
November 12, 1980 Minutes

Next Meeting:
December 10, 1980

The regular meeting of the San Francisco Port Commission was called to order at 10:05 a.m. by President Rudden.

Mr. David asked for Commission approval of the minutes of the last meeting, and it was so moved.

Present: Commissioner Rudden, Bridges, Gartland, Morrison, Rothenberg.

Absent: None

Also Present: Edward L. David, Port Director
Anthony J. Taormina, Deputy Port Director
Thomas Yerkes, Deputy, Finance & Administration
Ronald Stone, Deputy, Maritime & Marketing
John Etchevers, Deputy City Attorney
Vello Kiisk, Chief Harbor Engineer

Executive Director's Report - Mr. David reported on a hearing before Bay Conservation & Development Commission to amend the Special Area Plan in order to install the drill track leading into Pier 94-96. This matter was put over until November 20 at which time the Mayor will appear in behalf of the Port.

The next matter introduced was an alternate site for Port offices at SWL 321. Commissioners asked to review all the optional locations available. Discussion followed as to cost and availability. Mr. David requested permission from the Commission to come back to the next regular meeting with a proposal for development of SWL 321.

Mr. Yerkes asked for approval of refunds and allowances in the amount of $83,743, which was granted. The Commission next granted permission to declare Pier 96 in a state of emergency in order to repair a crane. This was passed unanimously. Discussion of past due accounts took place next. It was agreed that Mr. David and Mr. Yerkes would work together to remedy this situation.

Kathy Mallegni, Personnel Officer, introduced the matter of amending the Salary Standardization Ordinance establishing a 40-hour work week for all Port employees. This resolution was passed unanimously.

Commissioner Rothenberg suggested that Mr. David make inquiries about the possibility of the Port experimenting with some form of limited profit-sharing as an incentive to our employees.

Commercial Property

Approval of Licenses and Leases L-10432 - 10436 was given unanimously.

Approval of lease extension for Pier 23 cafe was denied; permission to make improvements and amortize over a 20-year period was granted with Mr. Ashe directed to come back to the Commission with a package.

Continuation of public hearing in the matter of the China Basin Marina to hear testimony from Department of Public Works, and representatives from the Coast Guard. All testimony heard concluded that traffic would not be seriously hampered both on the 3rd and 4th Street bridges. After discussion, it was the decision of the Commission to authorize Mr. Ashe to go forward with negotiations. He was also directed to contact Police Department Traffic people in this matter.

Planning, Engineering & Maintenance

Approval of resolution to authorize Scope of Services contract with Erik Norgaard was granted by motion of Commissioner Gartland, seconded by Commissioner Morrison.

Hertzka & Knowles made a presentation of the Design Concept for Pier 3. Mr. Taormina pointed out that this proposal was developed in increments in order to determine costs of construction. Merideth Marschak illustrat by means of slides the design of this project. Following this presentation, the Commission put this matter over to December 10.

The Commission next approved the modification of the Turnbull Contract in an amount not to exceed $27,000.

Approval to extend and final payment of Contract #2496 - Paganini Electr Corp. - was passed unanimously.

The proposed redevelopment plan for the area of Rincon Point - South Beach was presented to the Commission by Mr. Taormina. Resolution 80-12( recommending adoption of this plan outlined certain conditions upon which the staff seeks direction prior to the joint public hearing before the Board of Supervisors and the Redevelopment Agency Commission on December 8, 1980.

Discussion occurred relevant to such matters as a 10 percent return plus a master lease, determination of the land use with the assurance that our values would not be hindered, establishing at what point in time the Port is to derive value.

Commissioner Morrison asked for a special meeting to be held next Wednesday, November 19, 1980 for the purpose of reviewing in greater detail the mechanisms and compensation of this proposal.

The meeting adjourned at 12:40 p.m.

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SAN FRANCISCO PORT COMMISSION

Meeting of: November 19, 1980 Minutes

Special meeting of the Port Commission was called to order to consider the proposed Redevelopment Plan for Rincon Point and South Beach. Mr. David stated that prior to Port staff testifying before the Board of Supervisors on December 8, he was seeking policy direction from the Commission. Mr. Yerkes presented two corrections in the resolution - the first, page 2, item 1, now reads ..."an agreement"; second, paragraph 9, page 3 sets the duration of the option period at 12 years.

Mr. Yerkes reviewed certain points on which the Commission needs to establish conditions prior to entering into an agreement with the Redevelopment Agency. They are, as follows:

Item 3, page 2, shall now read - "That the Port shall set as an objective to receive minimum annual income no less than 10% of the appraised value .... The appraised value used shall be no less than that at the zoned use prior to the rezoning as required by the Redevelopment Agency."

Item 4 is renumbered to 5 - reworded thusly, "for streets and roadways.

New Item 5 - specifies "revenues received by the Agency from negotiations with the developers over and above Port minimum annual revenues."

New Item 6 - "That the Port monies will not be used to construct public open space. That the Agency shall submit to the Chief Harbor Engineer a "Capital Improvement Plan" and schedule covering all items in the proposed plan (page 15, paragraphs I and J).

New Item 7 - That all Disposition and Development Documents, and all agreements for subtenants applicable to Port lands regardless of use, shall include adequate safeguards to be consistent with the Port's leasing policies ... All such documents and agreements shall be subject to review by Port's Director of Finance and Administration.

New Item 8 - That a provision establishing the duration of the two Agreements between the Port and Agency provide for a period of the first 12 years during which time development shall occur as established in the Redevelopment Plan or else the as yet undeveloped property will be returned to the Port. During that first 12 year period the Port may enter into month to month tenancies for the as yet undeveloped property.

Commissioner Morrison questioned the determination of the 12 year period citing his experience that most redevelopment projects in San Francisco took significantly longer to complete.

The Commission asked Mr. Frank Canazarro, Project Director for the Redevelopment Agency, to speak to this and he felt this was a reasonable number of years for the project to get underway.

Discussion followed by Commission members and Redevelopment staff. Motion was then made by Commissioner Morrison, seconded by Commissioner Rothenberg to approve the resolution setting the conditions upon which the agreement between Agency and Port should be predicated.

The Commission then withdrew into executive session at 11:05 A.M.

SAN FRANCISCO PORT COMMISSION

Meeting of:
December 10, 1980

Next Meeting:
January 14, 1980

The regular meeting of the San Francisco Port Commission was called to order at 10:05 A.M. by President Rudden.

PRESENT: Commissioners Bridges, Gartland, Morrison, Rothenberg, President Rudden.

ABSENT: None.

ALSO PRESENT: Port Director Edward L. David
Deputy Port Director Anthony J. Taormina
Finance & Admin. Director Tom Yerkes
Deputy, Maritime Services Ronald Stone
Chief Harbor Engineer Vello Kiisk
Deputy City Attorney John Etchevers
Property Manager Matthew Ashe

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President Rudden began the meeting with the presentation to Commissioner Rothenberg of the Order of Maritime Merit upon his resignation from the Port Commission. He thanked Commissioner Rothenberg on behalf of the Board and staff for his devotion and dedication during his term of office. Commissioner Bridges reiterated by stating that the Port would sorely miss Commissioner Rothenberg's expertise and fiscal management.

Mr. David requested approval of the minutes of the regular meeting of November 12, and the special meeting of November 19, 1980 and this was so moved.

Mr. David reported that progress is being made in changing Special Area Plan to allow the Port to put a drill track into the Pier 94-96 area. Public hearing is scheduled before BCDC on January 15.

Mr. Yerkes reported on the sales and revenue report for October 1980 which shows a 9½percent increase. He then presented the schedule of dates for Commission meetings for the year 1981 for approval. Motion to approve was made by Commissioner Rothenberg and passed unanimously.

Mr. Ashe next presented a list of licenses and leases for approval. Commissioner Rothenberg inquired as to the very minimal requirement of 24 feet for Federal Express and Mr. Ashe explained that this was correct and indeed was an allocation for drop box facility for this package company. Approval was given by motion of Commissioner Rothenberg and passed unanimously.

Item 6 requests the Board to set a public hearing for purposes of awarding lease at Pier 35 and to direct the City Attorney to prepare a final form of lease. The Commission approved the date of January 14 for the public hearing for this purpose. Commissioner Gartland directed staff to notify all lines that use Pier 35 by letter.

Item 7 - Request approval to sublease undeveloped space at Pier 9 to Garo Dorian & Associates for architectural offices. There being no objections, approval was granted unanimously.

Item 8 - Approval to renew lease with City Dept. of Weights & Measures of the Pier 80 Administration Building was granted by motion of Commissioner Rothenberg and passed unanimously.

Item 9 - Permission was granted to staff to negotiate lease in final form with Crent Container Company for area on Pier 31; final lease will be brought back to Commission at the next Port Commission meeting in January.

Item 10 - Approval granted to Glide Memorial's request to lease 3000 square feet of Port land beyond Pier 92 for purposes of establishing a project for recycling debris for firewood, driftwood - the proceeds of which would go to charity - and also providing jobs. Commissioner Rothenberg suggested Glide should post a significant bond actionable upon 30-day notice from Port to clear the area, leaving it in a clean condition. This bond would reduce the possibility of too many other organizations wanting to establish similar projects on Port land. By motion of Commissioner Bridges, this approval was unanimously granted.

Item 11 - Permission was sought by staff to prepare bid package for SWL 321 and this was so granted following Commissioner Rothenberg's suggestion that we enter a joint venture with whomever the developer is wherein we get x percent of the rents thereby circumventing any loss to us because of escalating real estate values.

Item 12 - Approval of Design Concept for Pier 3 was granted by motion of Commissioner Morrison, seconded by Commissioner Bridges.

Item 14 - Approval to make final payment to Industrial Railways for crane rail releving at Pier 80 was granted by motion of Commissioner Rothenberg, seconded by Commissioner Bridges.

Item 15 - Approval to extend the lease with Delta Steamship Lines at Pier 30/32 was granted by motion of Commissioner Rothenberg, seconded by Commissioner Bridges.

Commission meeting adjourned at 11:15 a.m. with Commissioners withdrawing into Executive Session.

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# SAN FRANCISCO PORT COMMISSION

Meeting of:
January 14, 1981

Next Meeting:
January 28, 1981

The regular meeting of the San Francisco Port Commission was called to order at 10:08 a.m. by President Rudden.

PRESENT: President Rudden, Commissioners Bridges, Gartland, Morrison, and Coleman

ABSENT: None

ALSO PRESENT: Edward L. David, Port Director
Anthony J. Taormina, Deputy Port Director
Thomas Yerkes, Director, Finance & Administration
Ronald Stone, Deputy Director of Maritime Affairs
Vello Kiisk, Chief Harbor Engineer
Matthew Ashe, Property Manager
John Etchevers, Deputy City Attorney

President Rudden began the meeting by welcoming a new member to the Port Commission, Dr. Arthur Coleman, and wishing him luck during his years of service.

Executive Director's Report - Mr. David also welcomed Dr. Coleman and introduced the staff to him.

Mr. David requested approval of the minutes of the regular meeting of December 10, 1980. Commissioner Bridges moved approval and thereby passed unanimously.

The Director reported that on Tuesday, January 27, 1981, from 5:00 to 7:30 p.m., the California Association of Port Authorities would be holding its fourth annual California Legislative Reception and invited the Commission to attend.

He further reported that since the Charter revision did not pass, the San Francisco Chamber of Commerce is supporting an issue to go before the voters in November that would, in essence, give the Port autonomy in the use of its budget once approved by the Board of Supervisors and secondly, would exempt certain positions from Civil Service, positions which the Port feels do not belong in Civil Service. He asked whether the Commission is in a position to support this measure.

Commissioner Morrison added that there is also the issue of lease approval which would exempt maritime leases from approval by the Board of Supervisors and inquired if this would be part of the new measure. Mr. Bob Hayden of the Chamber of Commerce confirmed this.

Discussion followed.

President Rudden moved approval, Commissioner Gartland seconded and the motion was approved unanimously.

Mr. David reported that Port staff met last week with the Bay Conservation and Development Commission Design Committee which approved a promenade concept for Islais Creek. This concept includes public improvements that the Committee insists the Port must make in order for the Pier 94-96 drill track to become a reality. Staff will present this concept to the B.C.D.C. Commission on Thursday, January 15, at 1:30 p.m. and the Commission was invited to attend.

Mr. David informed the Commission that Continental Development Corporation will present its design proposals for the Ferry Building Complex at the February 11 Commission meeting.

Finance and Administration Report - Mr. Yerkes requested approval of refunds and allowances for November in the amount of $23,751.59 and December, $646.00 and was unanimously approved.

He also requested approval of an emergency purchase of 16" drifts for the Pier 50 railroad construction in an amount of $2,689.13. This was approved unanimously.

Mr. Yerkes reported that progress is being made on the Past Due Commercial Accounts Receivable - 60 days and over. Furthermore, the Sales and Rental Revenue Report for November, 1980 reflects a 13% increase over November, 1979 and a 9% increase year to date.

Commercial Property - Mr. Ashe requested approval of licenses and leases nos. L-10446 - L-10449. Approved unanimously.

He also requested approval of a resolution approving a Bid Package for Seawall Lot 321 for purposes of long-term lease for commercial development and authorizing staff to advertise an Invitation To Bid.

Following a discussion of certain specifics of the package, Commissioner Morrison moved approval and was thereby unanimously approved.

Mr. Ashe requested approval of a resolution approving a 15-year lease extension for the "Pier 23" Restaurant and directing the City Attorney to prepare a final form of document incorporating the terms and conditions recommended by Port staff.

Discussion followed.

Commissioner Gartland moved to put the matter over for further investigation.

There being no further business, the meeting adjourned at 10:55 a.m.

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# SAN FRANCISCO PORT COMMISSION

Meeting of:
January 28, 1981

Next Meeting:
February 11, 1981

The regular meeting of the San Francisco Port Commission was called to order by Acting President Bridges at 10:07 A.M.

Present: Commissioners Bridges, Coleman, Gartland, Morrison

Absent: President Rudden

Also Present: Edward L. David, Port Director
Anthony J. Taormina, Deputy Port Director
Thomas Yerkes, Director, Finance & Administration
Ronald Stone, Deputy Director of Maritime Affairs
Vello Kiisk, Chief Harbor Engineer
Matthew Ashe, Property Manager
John Etchevers, Deputy City Attorney

The minutes of the meeting of January 14, 1981 were approved unanimously.

## Executive Director's Report

Mr. David reported that Cosco (China Ocean Shipping Company) will be calling at San Francisco on about the twentieth of February. This will be a RoRo ship and will be discharging approximately 500 containers. A reception is planned to properly commemorate this occasion.

The public hearing before the Bay Conservation and Development Commission in the matter of the rail track spur was held and although no definitive vote was taken, Mr. David reported that the mood was a most positive one and anticipates no further difficulties.

At the next regular meeting, Continental Development Corporation will present its initial plans and a model of the development of the Ferry Building and the Agriculture Building. In the light of this presentation, the agenda will be held to this matter only.

## Finance and Administration

Mr. Wally Jang, Head Accountant for the Finance Department, requested approval to declare a state of emergency to disburse the amount of $963.09 to replace a glass window in Room 202 which had been destroyed in a burglary. Approval was granted unanimously.

Commissioner Morrison inquired when the Commission would receive the 1981 budget for review; Mr. Jang indicated that his department was endeavoring to deliver it to the Commission by the next regular meeting in February. Commissioner Morrison reiterated his desire that staff explore our marketing program in greater detail in conjunction with budget review.

Commercial Property

Licenses and leases nos. 10450 - 10457 were approved by motion of Commissioner Morrison, seconded by Commissioner Gartland.

A review of percentages on food and liquor by staff as requested by the Commission has revealed that 8% and 10% is the going rate; Commissioner Gartland remarked that he had also found this to be true that the Port's percentages leases are at the market rate.

Pier 23 lease extension was reconsidered by the Commission. After discussion by the Commission, this matter was put over for further consideration. Staff was asked to research this matter further and return to the Commission for final disposition.

Staff reported on the status of China Basin Marina project; discussion followed by the Commission with the consensus being to approve the direction of the project as it is proceeding, with the proviso that a more detailed package will come back to the Commission for further review.

Planning, Engineering & Maintenance

Pier 3 Status report. Mr. Taormina updated the Commission on progress being made on the passenger terminal development; and indicated that the historical vessels which will be moored at this pier, the Delta King, Fresno, and Santa Rosa, are currently being reviewed for approval of leases.

Permission was requested and received from the Commission to proceed with an application for federal funds under the Saltonstall-Kennedy Act to assist in the development of a marine fisheries' institute which would jointly serve both the East and West Coasts. The Commission authorized the Port Director to enter into an agreement with the New York-New Jersey Port Authority towards this end.

Approval to accept work and make final payment for repaving of Pier 96 was unanimously given by motion of Commissioner Gartland, seconded by Commissioner Morrison.

The meeting was adjourned at 11:20 a.m.

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SAN FRANCISCO PORT COMMISSION

Meeting of: February 11, 1981

Next Meeting: February 25, 1981

The regular meeting of the San Francisco Port Commission began with a call to order by President James J. Rudden at 10:05 A.M.

Present: Commissioners Rudden, Bridges, Coleman, Gartland, Morrison

Absent: None

Also Present: Edward L. David, Port Director
Anthony J. Taormina, Deputy Director, Planning & Research
Thomas K. Yerkes, Deputy Director, Finance & Administration
Ronald Stone, Deputy Director, Maritime Affairs
Vello Kiisk, Chief Harbor Engineer
John Etchevers, City Attorney
Matthew Ashe, Property Manager

The minutes of the meeting of January 28, 1981 were approved unanimously.

Mr. David reported that the next regular meeting would be a review of the budget for FY 1981-81, and could possibly entail both morning and afternoon for this review. He next stated that BCDC has approved our request for change in the Special Area Plan which will allow us to go ahead with plans for our drill track.

Mr. Yerkes presented a summary of Management by Objectives report for review by the Commission.

Mr. Ashe requested approval of the Commisson of licenses and leases nos. 10458-10461 which was granted unanimously.

Mr. David next introduced Mr. Gene Mays, Vice President of Continental Development Corporation, who made the formal presentation of the design concept for the Ferry Building complex. Mr. Mays presented Mr. James Freed, architect-associate of I.M. Pei who made the architectural and urban design information.

Mr. Freed stated that he had two goals in mind with this project -"first, to restore the Ferry Building to its former glory as a terminus of transportation, and second, to make the waterfront as accessible as possible to the people. With these goals in mind, we began to examine what is here and how to achieve these goals. Immediately we discovered a waterfront promenade is currently under construction and felt that opening up the building with an arcade or galleria we could then link up with this promenade which in turn could be the linkage by which pedestrians could pass from the promenade through the Agriculture Building, walk through the Ferry Building, out to Pier 1 and on to the waterfront. This then became the basis for our operations....." A number of changes proposed are an historic museum, a world trade center at Pier 1, galleria or atrium, market stalls in the Agriculture Building among others.

Discussion followed regarding McAteer-Petris Act whether construction of an underwater parking lot would be considered new fill and if so, this legislation would preclude such an undertaking.

After further discussion, Mr. Mays asked for a response from the Commission as to their reaction.Mr. David interjected that in regard to Pier 1 the Development and Disposition Agreement called for this area to be held for parking until an alternative is found. When such an alternate is found, Port staff would then renegotiate the use for Pier 1. Mr. Yerkes reiterated Mr. David's statement that staff would be renegotiating with Continental Development regarding Pier 1. He then expressed staff's recommendation that the Commission approve the new schedule of dates for completion. This approval was unanimously granted. It was therefore the Commission's decision to grant informal approval of the general design concept as presented thus far.

The meeting was adjourned at 11:35 a.m.

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# SAN FRANCISCO PORT COMMISSION

Meeting of:
February 25, 1981

Minutes

Next Meeting:
March 11, 1981

The regular meeting of the San Francisco Port Commission commenced at 10:00 a.m. by a call to order from President James J. Rudden. Port Director David asked for approval of the minutes of the previous meeting, and it was so moved and seconded.

Present: Commissioners Rudden, Bridges, Coleman, Gartland, Morrison

Absent: None

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Also Present: Edward L. David, Port Director
Anthony J. Taormina, Deputy Port Director
Thomas K. Yerkes, Director, Finance & Administration
Ronald Stone, Director, Maritime Affairs
Vello Kiisk, Chief Harbor Engineer
John Etchevers, City Attorney
Matthew Ashe, Property Manager

Mr. David stated that the first Cosco ship would be calling at San Francisco on February 28, and a reception was being planned to welcome the Captain and crew. The Mayor, Senator Marks, and other dignitaries will be on hand to celebrate this occasion.

Commercial Property - Mr. Ashe requested approval of license no. 10462-10463 to update permit for Harbor Carriers which was given by unanimous vote.

Planning, Research and Engineering - Mr. Taormina introduced Mr. Boris Dramov, of the firm of ROMA, Mr. Eric Norgaard, consultant, Norgaard, Inc., and Mr. Will Roberts of John McMahan Associates, who formally presented the Fisherman's Wharf Action Plan to the Port Commission. Outlining the objectives of the plan, as follows:

a) to maintain Fish Alley as a fish handling and distribution center
b) the extension of Hyde Street Pier to serve as a breakwater, while providing a protected basin . The pier will contain off-loading facilities, cold storage, and other fish-related storage areas. In addition, the pier would be designed to accommodate public access areas, and allow the shelter of historic ships.
c) wharf areas adjacent to lagoons will be modified and improved for commercial fishing vessels.
d) establishment of a West Coast Marine Fisheries Institute for training in new methodology for fishermen, processors and consumer education to promote the industry.
e) residential and hotel development at Pier 45 will be one possibility.
f) location of historic ships at Pier 43 is being considered to complement existing uses in the Wharf area.
g) SWL lots 300, 301 to be improved and become a plaza and a visual terminus to the Embarcadero roadway.
h) Jefferson Street will be improved in conjunction with proposed Muni transit improvements.
i) Sign and facade ordinance will be initiated aimed at improved visual aspects of the Fisherman's Wharf area.

Mr. Dramov, the urban design consultant, spoke to the commercial development of the area in conjunction with the proposed Action Plan, outlining the basic recommendations of the design team. Mr. Dramov reviewed each of the ten objectives of Zone #1, summarizing the findings of the design team and the two committees, the Civic Advisory and Technical Advisory, working jointly. He then introduced Eric Norgaard, the fisheries consultant, who suggested the priorities he believes need attention, which include providing off-loading facilities for fish; a major cold storage depot, improved vehicle access to Fish Alley at the wharf; ice and fuel replenishing facilities for boats; storage space for nets; restrooms and showers for fishermen; and protected water by means of a breakwater. Of equal importance, Norgaard stated was the need to modernize the local fishing fleet.

Following Mr. Norgaard's presentation, discussion by the Commissioners ensued, with the final consensus being enthusiastic approval by them for this first-stage proposal. President Rudden asked for comments from the audience. Mr. Jim Augustino, Telegraph Hill Dwellers; Mr. Ed Van Egri, Russian Hill Association; and Mr. Peter Brown, Fisherman's Wharf Merchants' Association, all members of the Civic Advisory Committee, testified that in general each of them is satisfied with the proposed plan of action.

Mr. Taormina then requested the Port Commission to approve Resolution No. 81-10 which substitutes the objectives as outlined herein, dated February 25, 1981, for Zone #1 objectives, Maritime Strategy, dated June 20, 1979. By unanimous vote, the Port Commission approved Resolution No. 81-10.

The meeting of the Port Commission recessed for lunchbreak at 11.55 A.M. and reconvened at 1:20 p.m.

Mr. Tom Yerkes, Director, Finance and Administration, presented the proposed Port budget for fiscal year 1981-82 for review by the Port Commission. Mr. Yerkes explained the time frame for submission of the budget to the Controller, and then to the Mayor. Each of the directors, Maritime, Finance, and Planning, were then asked to give line item explanations of his particular program. Following detailed discussion, the Commission unanimously approved the proposed budget conditioned upon final review and presentation of a marketing strategy plan.

The Commission then withdrew to executive session at 4:05 p.m.

SAN FRANCISCO PORT COMMISSION

[illegible] of:
March 11, 1981

Next Meeting:
March 25, 1981

The regular meeting of the San Francisco Port Commission commenced at 10:10 a.m. with President Rudden's call to order. In the absence of the Port Director who is on a trade promotion trip to the Orient, Mr. Taormina, the Deputy Port Director, asked the Commission to approve the minutes of the last meeting. The minutes were approved with one correction as noted by Commissioner Coleman. He asked that the minutes reflect that the meeting was adjourned officially at 4:45 p.m.

Present: Commissioners Rudden, Bridges, Coleman, Gartland, Morrison

Absent: Edward L. David, Ronald Stone

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Also Present: Anthony J. Taormina, Deputy Port Director
Thomas K. Verkes, Deputy for Finance & Administration
Vello Kiisk, Chief Harbor Engineer
John Etchevers, Deputy City Attorney
Matthew Ashe, Property Manager

Mr. Taormina reported that the Port has received a request to operate a horse-drawn carriage business at Pier 33 by Carriage Trade Inc. Port Commission granted a license permit to operate such a business on the recommendation of staff until such time as it does not interfere with Port's development of Fisherman's Wharf Master Plan.

Mr. Taormina called on Mr. Gordon Chong, architect for Pier 35 development project, for a brief presentation and update. Mr. Chong stated that since his last appearence before the Port Commission, he has had the opportunity to meet with many users of the passenger facility at Pier 35, as well as Port staff and Bay Conservation and Development Commission. He then displayed some renderings and outlined for the Commission the details of the ground floor, second level, and indicated the major improvements such as skylights, two-story open space, raised area for seating, carpeting, galleria. The Commission thanked Mr. Chong for his presentation and Mr. Taormina indicated that bids for this project are due in three weeks, stating that a pre-proposal conference is scheduled for two weeks with our potential bidders.

Finance and Administration Report -

Commission approved refunds and allowances for February in the amount of $56,012.74 by unanimous vote.

Approval of the 1981-81 budget by unanimous vote of the Commission was granted with the proviso that a Marketing Plan be completed by staff and approved by Commission prior to funds being expended.

Modification of contract with Creative Computer Solutions in the amount of $10,000 was unanimously approved by motion of Commissioner Bridges, seconded by Comm. Gartland.

Phase I of the Development & Disposition Agreement with Continental Development Corporation was unanimously approved by motion of Commission Morrison, seconded by Commissioner Bridges.

Approval of licenses and leases nos. 10464-10466 was moved and seconded, passed unanimously.

Planning, Engineering and Maintenance

Modification of contracts with ROMA and Norgaard, USA, Inc. were unanimously approved in an amount not to exceed $70,000 by a motion of Commissioner Gartland, seconded by Commissioner Coleman.

The Commission meeting was adjourned at 10:55 a.m.

Liz - How do you handle corrections — 3rd meeting of this meeting?

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SAN FRANCISCO PORT COMMISSION

Meeting of:
March 25, 1981

Minute

Next Meeting:
April 8, 1981

The San Francisco Port Commission met this date in a regular meeting at 10:10 a.m.

PRESENT: Commissioner Rudden, Bridges, Coleman, Gartland, Morrison

ABSENT: None

ALSO PRESENT: Edward L. David, Port Director
Thomas Yerkes, Deputy Director, Finance & Administration
Ronald Stone, Deputy Director, Maritime Affairs
John Etchevers, Deputy City Attorney
Vello Kiisk, Chief Harbor Engineer

Approval of Minutes - Mr. David asked the Commission to approve the minutes of March 11 meeting with one correction. The Commission voted unanimous approval.

Director's Report - Mr. David briefly spoke on his recent trip to the Orient to promote trade with China. Due to the confidentiality of some aspects of the trip, Mr. David stated that he would submit a full written report to the Commission. He did comment that on the whole he felt the trip was successful in reacquainting Pacific Basin ports with the facilities of the port of San Francisco.

Finance and Administration Report - Mr. Yerkes requested approval to declare a state of emergency in order to conduct certain testing necessary to the removal of damaged transformers at Pier 70. Approval was granted by motion of Commissioner Morrison, seconded by Commissioner Bridges, and passed unanimously.

Commission next approved a declaration of emergency for repair of the truck scale at Pier 96 by a motion by Commissioner Morrison, seconded by Commissioner Bridges, and passed unanimously.

Motion to modify the John McMahan Associates contract in the amount of $30,000 was passed unanimously, moved by Commissioner Morrison, seconded by Commissioner Gartland. The continued use of this consultant in monitoring the provisions of the Disposition and Development Agreement will ensure continuity and control of the Ferry Building project.

The Commission deferred action on the proposed charter amendment regarding limiting terms of commissioners. This matter was taken under advisement by the Commission.

In the matter of a lease amendment for Bay Corporation, Commissioner Gartland requested the City Attorney provide a memorandum of analysis of the proposed three-party agreement. Pending receipt of this memorandum, the matter of Bay Corporation lease amendment was continued over to the next meeting.

Commercial Property - Approval of licenses and leases nos. L-10467 - L-10468 was unanimously passed, by motion of Commissioner Morrison, seconded by Commissioner Bridges.

A public hearing is scheduled to review the concept of amending the Port's leasing policies to defer Commission's consideration of lease extensions or lease modifications in the Pier9-35 area until such time as the Master Plan for this area is completed.

Public Hearing in the matter of Pacific Cruise Conference leasing office space in Pier 35. Mr. Ashe presented the terms and conditions which had been negotiated and asked the Commission's direction in this regard. Commissioner Gartland objected to a ten-year lease term, and Mr. Ashe was directed to return to Pacific Cruise Conference to renegotiate for a five-year term instead. The Commission approved the matter conditionally, and staff will come back to the Commission for final approval.

Final item for consideration by the Port Commission was approval of a bid package for Pier 26 Shed space. Following discussion, it was moved by Commissioner Morrison to approve advertising of this bid package, seconded by Commissioner Bridges, and passed unanimously.

There being no further business, the meeting was adjourned at 10:50 a.m.

Executive session followed.

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# SAN FRANCISCO PORT COMMISSION

Meeting of:
April 8, 1981

Minutes

Next Meeting:
April 22, 1981

The San Francisco Port Commission met this date in regular session at 10:05 a.m.

PRESENT: Commissioner Bridges, Coleman, Gartland, Morrison

ABSENT: Commissioner Rudden

ALSO PRESENT: Edward L. David, Port Director
Thomas Yerkes, Director, Finance & Admin.
Anthony J. Taormina, Director, Planning
Ronald Stone, Director, Maritime Affairs
Diane Hermann, Deputy City Attorney
Vello Kiisk, Chief Harbor Engineer

Approval of Minutes - Mr. David requested approval of the minutes of March 25, 1981 meeting; Commission so approved by unanimous vote. In the absence of President Rudden, Vice President Bridges chaired the meeting. Mr. David introduced the new Deputy City Attorney Diane Hermann to the Port Commission, and she was welcomed by Pres. Bridges on behalf of all the Commission. Ms. Hermann will fill the position vacated by John Etchevers who has returned to City Hall.

The matter of the unfortunate sinking of the historical ferry-boat DELTA KING was discussed. Mr. David indicated that in view of the recent death of Mr. Sun, owner of the DELTA KING, and the sinking of the vessel, and the fact that the lease between the Port and owner was never executed, he has requested the City Attorney to advise attorneys for Mr. Sun's heir by letter that the Port will withdraw its offer to execute said lease agreement.

Mr. David next requested the Commission to approve final payment of $125,445 to Pacific Dry Dock & Repair Company for work performed under contract on the fireboat "Phoenix". Aproval was granted unanimously.

Finance & Administration - Mr. Yerkes introduced the matter of the proposed charter amendment limiting terms of commissioners. Commissioner Morrison stated that on April 7 he attended a committee hearing at the Board of Supervisors on this matter. Supervisor Silver who had introduced this amendment took a neutral position; Commissioner Morrison indicated that his testimony was as an individual in opposition to the measure, not as a representative of the Port. The result of this meeting was that this amendment was tabled. The Commission directed Mr. Yerkes to write a letter to Mr. Boreman, Clerk of the Board, stating that it is the Port's understanding that this matter has been tabled, and expressing thanks for the opportunity to comment.

Mr. Yerkes requested approval to amend Port lease with the Bay Corporation in order to "permit lessee to hypothecate the lease as a security interest". Approval was granted by unanimous vote.

Approval of refunds and allowances in the amount of $131,881.02 was granted by unanimous vote.

Maritime - Presentation of the marketing plan was put over for the meeting of April 22, 1981.

Commercial Property - Approval of licenses and leases nos. 10469 - 10472 was approved. License no. 10473 was deleted for further negotiation.

Public hearing declared open for discussion and consideration of amending Port Commission policy limiting lease or license modification for Piers 9-35, inclusive, pending completion of a master plan for the area.

There being no testimony from the public, the public hearing was declared closed. The Commission therefore approved by unanimous vote Resolution No. 81-27 with one change - the resolution will now state: .....Commission hereby amends its leasing policy by deferring consideration of any non-maritime lease extension or modification along the waterside area from Pier 9 through 35 until such time as a master plan for the area has been developed.....".

The Commission considered a request for horse-drawn license by Mr. Jenkel and gave its approval to issuing a 30-day license on a trial basis.

The request for a ricksha license will be put over for further review by staff in keeping with the new policy dealing with the Fisherman's Wharf Action plan.

Engineering - Approval to award contract to S.J. Amoroso Construction Co. and Verrett Construction Co. a joint venture at a lump sum price of $1,413,332. for construction of passenger terminal facility within the Pier 35 shed, was moved by Commissioner Morrison, seconded by Commissioner Gartland, passed unanimously.

Pier 80 reefer receptacle repair contract was awarded to Gresci Electric Inc. by motion of Commissioner Morrison, seconded by Commissioner Coleman, passed unanimously. This contract was in the amount of $29,586.00.

Modifications 1, 2, and 3 to the contract with O.C. Jones in the amount of $78,008.55 for construction of the Promenade were approved by motion of Commissioner Gartland, seconded by Commissioner Morrison and passed unanimously.

There being no further business, the meeting adjourned at 10:35 a.m.

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# SAN FRANCISCO PORT COMMISSION

Meeting of:
April 22, 1981 = Minutes

Next Meeting:
May 13, 1981

The San Francisco Port Commission met this date in regular session at 10:10 a.m.

PRESENT: Commissioner Bridges, Coleman, Gartland, Morrison

ABSENT: Commissioner Rudden

ALSO PRESENT: Edward L. David, Port Director
Thomas Yerkes, Director, Finance & Administration
Anthony J. Taormina, Director, Planning & Research
Ronald Stone, Director, Maritime Affairs
Diane Hermann, Deputy City Attorney
Vello Kiisk, Chief Harbor Engineer
Matthew Ashe, Property Manager

Approval of Minutes - The minutes of the last meeting of April 8, 1981 were unanimously approved. Mr. David introduced the matter of the design plan for public restrooms at Fisherman's Wharf and Mr. Boris Dramov of the firm of ROMA presented construction drawings of this facility; and gave a brief talk on the design concept for the facility being located in the parking plaza area across from restaurant row. Mr. Dramov explained that in order to maximize the use of space (approx. 2500 s.f.) the restrooms would be enclosed within an area set aside for retail use on ground level, and including a mezzanine area. The exterior of the building gave the appearance of a pagoda, and it was suggested that the roof would be of copper to enhance this look. Following this presentation, Mr. Taormina indicated to the Commission that in six weeks a final bid package would be presented for their approval. Commissioner Bridges cautioned staff to be certain that ordinances governing provisions for handicapped persons be adhered to. The estimated construction costs are $250,000.

Mr. David next introduced Sen. Milton Marks' administrative assistant, Mr. James Knox, who submitted a request from the senator to consider conferring sister port status on the City of Callao, Peru. The Commission asked that more research be done by staff as to the benefits which would result from this relationship. Mr. David promised that this would be done and the matter brought back to Commission at the next meeting.

Mr. Yerkes next reported on the Mayor's budget meeting -- the end result of which was a reduction in travel, promotion and maintenance/engineering equipment budgets. A further reduction of $150,000 from the Finance and Administration budget which was for equipment for new Port offices was also made.

Licenses and leases nos. 10474-76 were approved by unanimous vote as moved by Commissioner Coleman, seconded by Commissioner Morrison.

A public hearing to consider assignment of F.Alioto Lease #L9206 to Frank's Fisherman's Supply was held next. Mr. Ashe presented the matter wherein Frank's Fisherman's Supply will utilize the area now used for fish processing for storage space for suppliers storage and net repairs. Discussion followed; with testimony by William Vaughn, attorney for Coast Marine, who indicated his client did not oppose the assignment but wished to make known his similar interest in acquiring additional space for expansion. City Attorney suggested minor changes in language of the lease to clarify the time period more explicitly. After further clarification regarding the uses to which the area would be put,the Port Commission voted unanimously to approve.

The next item for modifications #3 and #4 to the Waterfront Promenade was put over to the next meeting.

Under the next item, presentation of Port marketing plan was postponed until no later than the second meeting of May; at which time, staff will outline for the Commission in general terms how it plans to spend the money for travel and promotion. Maritime strategy portion of the marketing plan will not be a matter for discussion.

Approval of the amendment to the Gleason contract in the amount of $35,000 for advertising and public agencies and materials was unanimously voted.

The last matter presented for discussion was a request by the Fisherman's Wharf Merchants Association to share the expense of publishing a promotional information brochure illustrating the attractions of the Wharf area. The cost of the printing for 150,000 copies is $27,500. Following a brief discussion, staff was directed to make further inquiries and report at the next meeting.

There being no further business, the meeting was adjourned at 11:05a.m.

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# SAN FRANCISCO PORT COMMISSION

Meeting of:
May 13, 1981

Minutes

Next Meeting:
May 27, 1981

The San Francisco Port Commission met this date in regular session at 10:05 a.m.

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PRESENT: Commissioner Bridges, Coleman, Morrison, Rudden

ABSENT: Commissioner Gartland

ALSO PRESENT: Edward L. David, Port Director
Thomas Yerkes, Director, Finance & Administration
Anthony J. Taormina, Director, Planning & Research
Ronald Stone, Director, Maritime Affairs
Diane Hermann, Deputy City Attorney
Vello Kiisk, Chief Harbor Engineer
Matthew Ashe, Property Manager

Approval of Minutes - The minutes of the meeting of April 22, 1981 were approved unanimously. Mr. David brought back the matter of establishing a sister port relationship with the Port of Callao, Peru to the Commission for consideration, adding that since its last Commission meeting, additional research had been completed by staff . A recommendation from Delta Lines, one of the Port's major tenants, was also presented to the Commission adding its support for the sister port relationship. The Port Commission voted unanimously to approve the establishment of such a sister port relationship with the Port of Callao.

Finance & Administration - Mr. Yerkes asked for approval to modify the the declaration of emergency authorizing the expenditure of monies in the amount of $98,000 for removal and disposal of toxic materials at Pier 70. The Commission approved unanimously. Mr. Yerkes next asked approval of refunds and allowances and it was so moved. Approval of licenses and leases nos. 10477-10481 was moved by Commissioner Morrison, seconded by Commissioner Bridges.

The Commission next approved the date of May 27, 1981 for a public hearing to review Port license rent increases.

Mr. Ashe next reported on the bid opening for Seawall Lot 321 which included a high bid of $1.5 million and a low of $420,000. The City Attorney is reviewing two aspects of the bid which when completed, will be brought back to the Commission. Mr. Harold Moose, representing Chelsea Development, a joint venture with Terra California, addressed the Commission, reiterating terms of his bid for purposes of clarification, indicating that his company's bid encompassed both residential and office use. Mr. Michael Blumenthal, of Interbank Corp. next spoke to the Commission, stressing his position as being the highest bidder for a straight commercial use development.

Resolution No. 81-38 was passed by motion of Commissioner Morrison to approve the lease terms as presented today with Crent Co., and staff was directed to prepare a lease and further to put to bid fire safety modifications thereto. This was approved unanimously.

Mr. David next introduced Mr. Ernest Brazil, representing Brafco Associates who presented for the Commission's a proposal for a peninsula commuter ferry service. Following the presentation, the Commission queried Mr. Brazil on the financial aspects of the project as well the research which had been done supporting its feasibility. Mr. Brazil emphasized that at this point in time, he and his associate, Mr. Foy, were seeking only the Port's expression of interest so as to continue towards the necessary bureaucratic process of approaching other government regulatory bodies. Commissioner Coleman requested further time to study the firm's background and proposal. President Rudden thanked Mr. Brazil and Mr. Foy for their time and indicated the Commission would reserve any comment for a few more weeks.

A report on Fisherman's Wharf Action Plan was given by Mr. Taormina who informed the Commission of the need to review requests by tenants for change in uses to conform with Master Plan, and that word of marine fisheries institute is forthcoming in June. Mr. Dramov, consultant from ROMA, who is responsible for the design work for the Fisherman's Wharf Action Plan, addressed the matter of the parking plaza. Discussion followed Mr. Dramov's presentation regarding certain aspects of the plaza.

Commissioner Morrison asked for an update on the fish distribution center proposed for the Hyde Street Pier area. Mr. Taormina responded that since this is to be an extension of the Hyde Street Pier it will be considered new fill and in light of this, the economic and environmental feasibility must be evaluated in order that it is in conformity with the McAteer-Petris Act. Mr. Erik Norgaard, our marine fisheries consultant, is currently working on this evaluation.

There being no further business, the meeting adjourned with the Commission withdrawing into Executive session.

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# SAN FRANCISCO PORT COMMISSION

Minutes

Meeting of:
May 27, 1981

Next Meeting:
June 10, 1981

The San Francisco Port Commission met this date in regular session at 10:05 a.m.

PRESENT: Commissioners Bridges, Coleman, Gartland, Morrison
President Rudden

ABSENT: None

ALSO PRESENT: Edward L. David, Port Director
Thomas Yerkes, Director, Finance & Administration
Anthony J. Taormina, Director, Planning & Research
Ronald Stone, Director, Maritime Affairs
Gwendolyn Yee, Deputy City Attorney
John Kellogg, Asst. Harbor Engineer
Matthew Ashe, Property Manager

Approval of Minutes - Mr. David requested and received approval of the minutes of meeting of May 13, 1981. Mr. David then called on Mr. Yerkes to speak on the matter of SWL 321. Mr. Yerkes informed the Commission that Interbank Corporation as the highest bidder had tentatively been selected by staff to develop SWL 321. This selection was based on a 10% CPI and a 15% present worth value. Commissioner Morrison inquired as to what formula was used to determine this final selection; he then commented that it disturbed him that Interbank had been notified prior to the Commission's review. Mr. Yerkes explained that prior to the award by the Commission, a fully negotiated lease would be presented to the Commission for review. Pending approval, only then would an award be made.Commissioner Morrison requested staff furnish a complete financial analysis to the Commission prior to the second meeting in June.

Finance & Administration - Mr. Yerkes reported on a new format for the accounts receivable "$5,000/over 60 day" accounts; secondly, he stated that an auditor has yet to be selected for the Port of San Francisco and when this selection has been determined by the Committee, the Commission will be asked to approve its choice.

A request from the Maritime Museum to berth the submarine PAMPANITO at Pier 45 was next considered by the Commision. Testimony was heard from Thomas B. Crowley, President of the Board of Trustees of the Maritime Museum in behalf of this request. Discussion followed Mr. Crowley's presentation. Captain Nystol next spoke in support of the berthing. Comm. Bridges inquired as to the need for berthing this vessel at Pier 45 rather than at the Hyde Street pier where the other historical vessels are berthed. Dr. Clifford Uyeda requested permission to testify against the "commercializing of the sacrifices of the gallant men who served aboard this vessel by placing it not in the museum but in the public arena". Commissioner Bridges reiterated his statement during the 1976 hearings on this same matter, saying he is totally opposed to bringing a weapon of war into San Francisco, a city which is noted as a symbol of peace. President Rudden asked for a roll call of votes with this result.

AYES: Commissioner Coleman, Gartland, Morrison, Rudden

NO: Commissioner Bridges

It was therefore with a 4:1 vote that this matter was approved.

License and Lease No. L-10482 to 10484 was approved by motion of Commissioner Morrison, seconded by Commissioner Gartland.

A public hearing was next declared for the purpose of hearing discussion on a proposed increase in rental and parking rates for month to month tenants of the Port. The audience was invited to testify on this matter.There being no objection, motion was made by Commissioner Morrison, seconded by Comm. Gartland, it was passed unanimously with these increases to be effective on July 1, 1981.

The Commission next authorized staff to prepare a Request for Proposal for the use and rehabilitation of Pier 64 for maritime or maritime support uses. By motion of Commissioner Morrison, seconded by Commissioner Bridges, staff is directed to advertise this RFP for bid.

The Brafco Associates' proposal was put over for two weeks pending receipt of a financial statement from this company.

Modifications #4, #5, and #6 for the Waterfront Promenade were presented by Mr. John Kellogg, Assistant Harbor Engineer, to the Commission for its approval. Discussion ensued with some clarification requested on the modifications sought. Approval was passed unanimously.

Commission was next asked to approve a modification to the Rockrise, Odermatt, Mountjoy & Associates (ROMA) contract in the amount of $3200 to cover the cost during the design and construction phases and the services of a consulting lighting engineer. This was approved unanimously.

A modification in an amount not to exceed $75,000 to the contract with the firm of Hertzka & Knowles for design work of Pier 3's current office uses was requested and approved by motion of Commissioner Morrison, and passed unanimously.

Mr. Ronald Stone, Director for Maritime Affairs, presented the marketing plan for the Port for the coming year, as requested two months prior by the Commission. He stated that this plan was essentially an outline in general terms, of the goals, strategies and objectives of the Port. Following his brief commentary, the Commission queried him on certain aspects of the plan and finally commended staff on an exemplary job.

There being no further business, the meeting was adjourned to executive session at 11:45 a.m.

JUN 1981

SAN FRANCISCO PORT COMMISSION

Meeting of:
June 10, 1981

Minutes

Next Meeting:
June 27, 1981

The meeting of the San Francisco Port Commission was called to order by President James J. Rudden. The minutes of the meeting of May 27, 1981 were approved by unanimous vote.

PRESENT: Commissioners Bridges, Coleman, Gartland, Morrison, and Rudden

ABSENT: None

ALSO PRESENT: Edward L. David, Port Director
Anthony J. Taomina, Director, Planning
Thomas K. Yerkes, Director, Finance
Ronald Stone, Director, Maritime

Mr. David informed the Commission of the upcoming budget hearing before the Finance Committee of the Board of Supervisors on June 23, 1981 should any of the Commissioners be available to attend.

Mr. Yerkes requested approval of refunds and allowances for May in the amount of $62,410.58 and this was so approved.

Commercial Property - Discussion of bids for SWL 321 was opened following a brief reprise by Mr. Ashe and Mr. Yerkes as to the methodology employed by staff in evaluating the bids prior to selection of the highest bidder. Following are the names of those individuals who participated in this discussion:

Harold Moose, Chelsea Development/Terra California
Sidney Rudy, representing Chelsea Development/Terra California
Stephen N. Goldberg, representing J. P. Edmondson
Marc H. Monheimer, representing Interbank Corp.
Michael Blumenthal, Interbank Corp.
Lee Laughlin, Earthquake

Specifically, the points discussed dealt with Bid Item 2 and the compliance thereto by all bidders, and the unique interpretation of the bid form in offering a mix of residential and commercial use by one of the bidders.

The commercial property manager reported that there was a disappointing lack of response for bids on Pier 26; staff will therefore re-analyze the situation and report back to the Commission at a later date.

The Port Director requested permission of the Commission to send a letter forward in support of BRAFCO Associates project to initiate a commuter ferry service from the Peninsula to the Ferry Building. The Commission by unanimous vote authorized Mr. David to write such a letter to BRAFCO Associates.

Port Commission was requested to authorize the Director to execute a contract with Environmental Science Associates for professional services in an amount not to exceed $80,000. Commissioner Morrison stated that he would prefer to have a more detailed work program before authorizing this matter. Commissioner Gartland requested staff in the future present a specific contract rather than broad generalizations. Deputy Director Taormina acceded to the Commission's wishes and will return within two weeks with more specifics of this environmental contract.

Chief Engineer Kiisk requested a modification in the amount of $20,000 for the contract with Gordon H. Chong, Inc. to cover the cost of assistance during the construction and conceptual design of graphics for Pier 35 passenger terminal. It was moved by Commissioner Gartland, seconded by Commissioner Morrison, passed unanimously.

The next order of business was a request to approve an agreement with Gleason Associates Inc. for advertising and public relations in the amount of $173,000. for the period July 1, 1981 to June 30, 1982. It was moved by Commissioner Morrison, seconded by Commissioner Gartland and passed unanimously.

There being no further business, the meeting adjourned at 11:28 a.m. Executive session followed.

SAN FRANCISCO PORT COMMISSION

Meeting of:
June 24, 1981

Next Meeting:
July 8, 1981

The meeting of the San Francisco Port Commission was called to order by President James J.Rudden. The minutes of the regular meeting of June 10, 1981 were approved unanimously.

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PRESENT: Commssioners Bridges, Coleman, Morrison, and Rudden

ABSENT: Commissioner Gartland

ALSO PRESENT: Edward L. David,Port Director
Anthony J. Taormina, Deputy Director, Planning & Research
Thomas Yerkes, Deputy Director, Finance & Administration
Ronald Stone, Deputy Director, Maritime Affairs

Mr. David introduced Captain Vic Macia of Central Police Station to the Commission as the incoming captain for this area; Captain Macia indicated that he would be happy to cooperate with the Port and offered his assistance for the future. Mr. David next commented on the award by the Navy of repair work on the ship New Jersey going to the Port of Long Beach, stating that this was a great disappointment to our staff which had been working very closely with Bay Area Ship Repair Association, and the Chamber of Commerce endeavoring to win this rehabilitation contract for San Francisco. Mr. David reported that the Finance Committee of the Board of Supervisors reviewed the Port budget and with three exceptions, were favorably inclined.

Finance and Administration Report - Mr. Yerkes reported that as scheduled Continental Development Corp. has delivered Items 2 and 3 of Phase I (revised cost estimates and cash flows) to him. Due to certain inconsistencies in policy, Mr. Yerkes deferred bringing this matter to the Commission for approval. He requested additional time in which to resolve certain matters and stated that within the next 30 to 60 days, staff would be working to bring this back to the Commission.

COMMERCIAL PROPERTY - Approval of license and lease nos. 10485 - 10490 was unanimously given.

By motion of Commission Morrison, seconded by Commissioner Bridges the award to develop SWL Lot 321 to Interbank Corp. was unanimously approved in the amount of $1,500,000 initial annual ground rental.

PLANNING, ENGINEERING AND MAINTENANCE - Approval to award contract for removal of railroad ramp headhouse at Pier 45 to Ferma Corporation in the amount of $15,095 was moved by Commissioner Bridges, seconded by Commissioner Morrison, and passed unanimously.

Railroad Spur Status Report - Mr. Taormina stated that Caltrans has submitted an application to the Federal Railroad Administration for funding for the Port of San Francisco in the amount of $980,280 for construction of a rail spur into the Pier 94-96 complex. A resolution approving the submission of this application was moved by Commissioner Morrison, seconded by Commissioner Coleman, and passed unanimously.

There being no further business, the meeting adjourned at 10:40 A.M.

SAN FRANCISCO PORT COMMISSION

Meeting of:
July 8, 1981

Next Meeting:
August 12, 1981

The regular meeting of the San Francisco Port Commission was called to order by President Rudden at 10:05 a.m. The minutes of the regular meeting of June 24,1981 were approved unanimously.

PRESENT: Commissioners Bridges, Coleman, Gartland, Morrison, Rudden

ABSENT: None

ALSO PRESENT: Edward L. David, Port Director
Anthony J. Taormina, Deputy Port Director
Thomas Yerkes, Deputy, Finance & Administration
Ronald Stone, Deputy, Maritime Affairs

Executive Director's Report - Mr. David reported that the full Board of Supervisors will review the Port budget next Monday, and no changes are anticipated. Mr. David then asked Ms. Hermann to report on the affirmative action suit brought by several restaurants at Fisherman's Wharf. She stated that the First District Appellate Court reversed the decision of the trial court, and upheld the right of the Port Commission to require affirmative action on all leases. The Court also held that even though the Port administers the leases, it is the Human Rights Commission that enforces the provisions of the Administrative Code which are incorporated in the leases.

Mr. David next introduced Ms. Connie Rutherford who will be replacing Ms. Gwen Yee as Assistant Deputy City Attorney at the Port. The Commission welcomed Ms. Rutherford to the Port staff.

Finance and Administration - Commission approved a declaration of emergency for dredge repairs in the amount of $3,950.

The matter of a proposed assignment of Northpoint Center, Inc. lease to Pier 39, Limited Partnership, was then introduced. Mr. Yerkes stated the particulars, noting that in the ground lease we have, both the Port Commission and the City approve the assignees. Mr. Yerkes detailed the principals involved, stating that references were quite substantial, and in all cases, credentials were impeccable. Following discussion, the assignment was unanimously approved, with the additional condition that we require two weeks' notice, place the matter on calendar, and forward it to the Board of Supervisors with any comments from the public or any change in the opinion of the Port Commission. This motion was adopted unanimously.

Commercial Property - Approval of licenses and leases nos. 10491-10492 by unanimous vote.

Port Commission next considered the matter of the Crow's Nest Restaurant at Pier 31; after full discussion by the principals involved, motion was unanimously passed to grant 90 days for permit, six months for construction to complete this project, with the minimum rent of $1,871.50 to begin as required September 1, 1981.

Planning, Engineering and Maintenance -

Modifications #7 and #8 to the Promenade were approved by unanimous vote, moved by Commissioner Gartland, seconded by Commissioner Coleman.

Approval of award 1981-82 drydocking and overhaul contract for Port floating equipment was granted unanimously, by a motion of Commissioner Morrison, seconded by Commissioner Bridges.

Contract with Environmental Science Associates for environmental support services was approved by a motion of Commissioner Morrison, seconded by Commissioner Gartland, passed unanimously.

Port's consultants, Boris Dramov, and Eric Norgaard, reported on Master Plan concepts for Fisherman's Wharf area. Particular attention was given to the proposed fishing institute, access and egress to Fish Alley, off-loading facilties, cold storage, and areas for fish processing. Discussion followed. Comm. Morrison commented that what was also needed was a financial plan, as well as physical one. Mr. Taormina in response to this comment, stated that such a plan could be ready for presentation possibly by the August 12 meeting. Mr. Norgaard stressed that the fishing institute could play an important role in training of young people who are unemployed in the technique of fishing and navigating, and handling of fish.

Further discussion followed, relevant to the proposed hotel site, and parking requirements. The Commission requested the consultant to look further in to the economic feasibility of a development without parking perquisites. Commissioner Morrison further requested that a study be made of the possibility of moderate and low-income housing being incorporated into the plan.

There being no further business, the meeting was adjourned at 11:55 a.m. in tribute to Mr. Turnie Grinstead, former Port employee, who passed away on July 6, 1981.

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SAN FRANCISCO PORT COMMISSION

N O T I C E

The Regular Meeting of the San Francisco Port Commission scheduled for 10 a.m. July 22, 1981 has been cancelled.

EDWARD L. DAVID
Secretary, San Francisco Port Commission

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SAN FRANCISCO PORT COMMISSION

Meeting of:
August 12, 1981

Minutes

Next meeting:
August 26, 1981

The regular meeting of the San Francisco Port Commission was called to order at 10:05 a.m. The minutes of the meeting of July 8, 1981 were unanimously approved.

Commissioner Gartland presented a framed portrait to Commissioner Harry Bridges on the occasion of his 80th birthday. Commissioner Bridges expressed his appreciation to his fellow commissioners, and to staff for the gift and their good wishes.

PRESENT: Commissioners Bridges, Coleman, Gartland, Morrison

ABSENT: Commissioner Rudden

In the absence of Mr. David, the Acting Port Director Anthony Taormina delivered the Executive Director's report and noted that the firm of Vickerman/Zachary/Miller, an architectural and engineering firm, has been engaged as consultants in the preparation of a marine development plan for the Southern waterfront.

Mr. Taormina next introduced Resolution 81-68, concerning user fees, recently under discussion at the Pacific Coast Association of Port Authorities convention, indicating the gist of the resolution to be in support of a program that allows the collection of such fees based upon local costs, and assessed on a port-by-port basis. It was moved by Commissioner Gartland, seconded by Commissioner Morrison, and passed unanimously. It was further suggested by Comm. Morrison that staff keep apprised of this matter on a continuing basis. Staff was directed to forward this resolution to President Reagan and Secretary Edwin Meese.

Finance & Administration - Approval of discounts and allowances was passed unanimously.

Mr. Yerkes presented Continental Development Corp.'s submission to the Commission for review, requesting the Commission to withhold approval until such time as staff and CDC have reached agreement on modifications to the lease. Mr. Yerkes stated that it is staff's intention to resolve these issues and return to the Commission at its next meeting with a recommendation.

Commissioner Morrison asked for Mr. Gene Mays, Vice President of Continental Development, comment on the matter. Mr. Mays responded in detail, highlighting some of the desired changes.

Status report on Rincon Point-South Beach Redevelopment Project was given by Mr. Yerkes, who noted that lease negotiations with the Redevelopment Agency are pending due to the need to resolve four items. Commissioner Morrison requested Mr. Yerkes to confer with him regarding this matter. Staff will return to the Commission with updated progress reports.

Public was queried for testimony relevant to assignment of Pier 39 lease. There being no response from the public, said assignment moves forward to the Board of Supervisors.

Approval of encumbrance of Sinbad's Lease by Barclay's Bank was requested and approved by motion of Commissioner Coleman, seconded by Commissioner Morrison, and passed unanimously.

Approval of Crent Co. Lease for Pier 31 was requested, and approved by unanimous vote, and will be forwarded to the Board of Supervisors for approval.

Commissioner Gartland stated that in the best interests of all, the Commission, staff, and the public review and discussion of the Fisherman's Wharf Action Plan be held in two segments. The first portion to be presented today covering the financial analysis by Mr. Yerkes; and the Fish Alley, and Hyde Street Pier section of the Plan.

Mr. Yerkes stated that preliminary estimates of cost and revenues reflect that a substantial return on invested capital is available even when a conservative approach to revenues is used.

Mr. Boris Dramov, consultant for the Port, next addressed the Fish Alley, Hyde Street Pier segment, reiterating the objectives and policies of the Plan, and detailing the proposed uses and facilities which will be located in this area.

Commissioner Gartland queried Mr. Dramov on certain aspects of the development, particularly, provision of cold storage modules, location of harbormaster office, and suggested that the boat ramp adjacent to Castagnoli's be reexamined for better use.

Commissioner Coleman inquired about the method of funding for the proposed fish training center, whether this would be a form of federal funding. Mr. Taormina responded under the Saltonstall-Kennedy program certain funding would be available for this type of institute.

Mr. John Elbering, of San Francisco Tomorrow, and Mr. Robert Katz, of the Telegraph Hill Association, testified in support of the concepts of the Fisherman's Wharf Action Plan, while enumerating two particular concerns, retail proliferation and alternative uses for fish institute.

Commercial Property

License and Lease Nos. 10493 - L-10505 was approved unanimously.

Approval for Blue Jeans Equity West to sublease to Mildred Pierce Inc. passed unanimously.

Approval for Robert L. Lippert Theaters to sublease to Boornzian, King, Jensen & Garthe passed unanimously.

Assignment of Chelsea Industries lease to Western Dairy Projects, Inc. was approved unanimously.

Approval of final lease form for SWL 321 with Interbank Corporation passed unanimously.

Modification #9 to the Waterfront Promenade was approved unanimously.

Award of contract for demolition of Pier 64 to Dean Taylor Crane Service in the amount of $82,700 was approved unanimously.

Award of contract to Nibbi Bros. for the adjusted contract lump sum price of $336,745 for construction of the Fisherman's Wharf Pavilion was passed unanimously.

There being no further business, the meeting was adjourned at 12:10 P.M.

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SAN FRANCISCO PORT COMMISSION

Meeting of:
August 26, 1981

Minutes

Next Meeting:
September 10, 1981

The regular meeting of the San Francisco Port Commission was called to order by President James J. Rudden at 10:05 A.M. Approval of the minutes of meeting of August 12, 1981 was unanimously passed.

PRESENT: Commissioners Harry Bridges, Arthur Coleman, Eugene Gartland, Jack Morrison, James Rudden

ABSENT: None

Mr. Anthony Taormina, Acting Port Director, in the absence of Mr. Edward David, delivered the Executive Director's report, and requested that Item 7 be taken out of order on the agenda. Relevant to Item 7 , Commissioner Gartland made a motion to authorize staff to negotiate a lease with Container Freight for a portion of Seawall Lot 349, with the understanding that no lease would be executed without approval of the Port Commission. Motion was passed unanimously.

Finance & Administration - Mr. Yerkes, Deputy Director,reported on the Continental Development Corp. negotiations, volunteering to answer any questions the Commission had on this matter. Commissioner Coleman inquired as to the exorbitant construction costs involved in the project. Mr. Yerkes stated that staff also shared this concern. Mr. Mays of Continental was asked to address this matter. He explained that the cost to restore the Ferry Building and the Agriculture Building are twice what it would be to construct a new building, and also there would be some 18 million dollars in site improvement costs.

Mr. Yerkes reiterated that as soon as staff has reached a negotiated position and is ready to present it to the Commission, staff will make a recommendation to the Commission for its approval.

Commission approval was sought and received to approve modification to the L & L Building Maintenance Contract in the amount of $211,966.80.

Commercial Property - Approval of license and lease nos. 10506-10508 was requested and passed unanimously.

Planning, Engineering and Maintenance - The second phase of the Fisherman's Wharf Action Plan was presented by Mr. Taormina who asked the Commission to examine Resolution #81-67 and approve the master plan language , authorizing transmittal of said document to City Planning and Bay Conservation and Development Commission. Discussion followed, with testimony by our consultants Boris Dramov and Erik Norgaard

The public was invited to address the Port Commission on the Fisherman's Wharf Action Plan. The following people spoke in behalf of the project, albeit mentioning some personal concerns relevant to the project.
Mike McGill, of SPUR, endorsed the plan, in general, expressing some concern regarding the parking problem.
Tim McDonnell, Tarantino's Restaurant, spoke in support of the plan, also expressing the concern of the tenants of the Wharf regarding additional parking on SWL 300, and a validation system in conjunction.
Harold Scott, attorney for Commodore Helicopters, requested permission to present his client's position regarding exclusion of helicopter operation in the Action plan and was invited to address the Commission. In his presentation, Mr. Scott inferred that such exclusion would mean the end of his client's livelihood. Commissioner Coleman suggested that prior to the expiration of Commodore Helicopter's lease (1985) an alternate site should be sought by this firm. Commissioner Gartland stated that the presence of luxury housing on Pier 45, and a 250-room hotel would certainly preclude the continuation of helicopter operation in this area.

Robert Katz, representing Telegraph Hill Neighborhood Association, spoke in support of the Plan, concurring with the Commission that continuance of a helicopter operation would be unacceptable to the community.

Mr. Taormina stated that within the parameters of the City's Master Plan, the Port is prohibited from permitting a helicopter operation to continue in this area. This was substantiated by Mr. Dramov who indicated that the Port is constrained to adhere to these limitations.

President Rudden suggested Mr. Scott confer with the Port Director to explore alternate sites for the helicopter service other than the Northern Waterfront.

Commissioner Gartland made a motion to approve the Fisherman's Wharf Actior Plan - Res. 81-67, (revised to reflect submission to City Planning) which was seconded by Commissioner Morrison, and passed unanimously. The time frame, as outlined by Mr. Taormina, would include an environmental evaluation prior to action by City Master Plan, and it would take ninety days by law for City Planning to hold the item prior to having public hearings.

Commissioner Coleman made a motion directing staff to explore the possibility of developing parking on Pier 24, a shuttle bus service between 24 and the Ferry Building. This was seconded by Commissioner Gartland, and passed unanimously.

There being no further business, the meeting was adjourned at 12:10 p.m.

SAN FRANCISCO PORT COMMISSION

REGULAR MEETING

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SEPTEMBER 8, 1981

Board Room, Ferry Building

COMMISSIONERS PRESENT:

James J. Rudden, President

Harry Bridges

Arthur H. Coleman

Eugene L. Gartland

COMMISSIONERS ABSENT:

Jack Morrison

ALSO PRESENT:

Thomas K. Yerkes, Director, Finance & Administration

Diane Hermann, City Attorney

Ronald Stone, Director, Maritime

Vello Kiisk, Chief Harbor Engineer

Matthew Ashe, Commercial Property Manager

Stephanie T. Cincotta, Secretary to the Commission

PRESIDENT RUDDEN: Will the meeting please come to order?

TOM YERKES: Thank you, Mr. President. I request approval of minutes for your regular meeting of August 26.

COMM. COLEMAN: I have one correction. In the discussion of developing parking on Pier 24, the minutes should be corrected to read:

"a shuttle bus service between 24, the Ferry Building and Fisherman's Wharf."

TOM YERKES: We will make that correction. Under the Executive Director's Report, Mr. President, I only have to report that the Executive Director is in Sacramento this morning, he is meeting with the Governor on the issue of Port user fees, with regard to dredging. Most of the California port directors are in this meeting. Under Finance and Administration report, you have in your packet the Sales and Rental Revenue report showing 13½% increase over the prior year for the month of July. We have budgeted you may remember a 10% increase. The first scheduled item is a request for approval of refunds and allowances in the amount of $141,794.95. Those items above $500 are listed in your back-up material. I will answer any questions you have on those items.

PRES. RUDDEN: Any questions?

COMM. GARTLAND: So move.

COMM. COLEMAN: Second.

TOM YERKES: Mr. President, item b, 4b, request approval of Declaration of Emergency for the repair of computer room's air system. We had the air conditioner system over in Room 2024 go down which resulted in a 95 degree temperature in the computer room. One of the problems with the disc operated storage factors is that heat tends to create a problem, the discs will not read properly. We ask that you approve a declaration of emergency so that those repairs can be made and paid for in an amount not to exceed $2200. The resolution is correct, there is one number on the cover memo which is incorrect. The amount of $2000 which was later changed to $2200. We request your approval of the declaration of emergency and authorization to spend up to $2200 on the machine.

PRES. RUDDEN: No objections.

COMM. GARTLAND: So move.

COMM. COLEMAN: Second.

TOM YERKES: 4c, which was calendared as an addendum item is a result of the Finance Committee meeting last week. The two leases, SWL Lot 321, with Interbank Corporation, and Pier 31 with Crent Container Company were tabled to call of the Chair by the Finance Committee of the Board of Supervisors. The reason being that there was

concern on the part of the Committee that there was some limitation to the authority of the Board included in one of our standard clauses. That clause is the one referring to modification of lease which provides that for public interest purposes, upon mutual agreement by the tenant and the Port, that the lease may be amended or altered and the Board will approve. It further states that in the case of termination, that the Board will not approve. The Board took exception to that. They wanted also to approve any termination, even if upon mutual consent. We did check, and that would be consistent with the Charter, if in fact we allowed them to permit the termination. We have gone back to both tenants and changed the lease by deleting the last sentence which states that, "in the case of termination, Board of Supervisors shall not approve". Both tenants have agreed, initialed the two original copies, we are ready to go back on calendar again next Thursday, with your approval. We would request there fore that you approve both Res. 81-74 and 81-75, identical in that they both refer to the removal of that portion of the lease which states "provided that termination of this Lease by mutual agreement shall not be subject to approval by City's Board of Supervisors".

COMM. GARTLAND: So move.

COMM. BRIDGES: Second.

TOM YERKES: Thank you, Mr. President, we'll go on to 5, which is Licenses and leases. Matt.

MATT ASHE: We would request approval of licenses and leases L-10509 through 10523. One of a rather large group of leases, World Trade and Ferry Building licenses and leases for the State of California. This is a request of the State to freshen up the lease for the rental increase that was put into effect July 1. Any other questions, I'll be happy to answer.

PRES. RUDDEN: Any questions?

COMM. BRIDGES. So move approval.

COMM. GARTLAND: Second.

TOM YERKES: Item no. 6.

VELLO KIISK: A memo was added to your packet, referring to this item . When the original packet went out, we were still negotiating prices with the contractor. This refers to Modification #10 to the Waterfront Promenade contract. In essence, concludes all the redesign of the promenade and now we are ready to finish it up. It costs $60,260 and essentially modifications of the curved wall and grade changes at the south plaza. I recommend it be approved.

PRES. RUDDEN: Any objections. Approved.

TOM YERKES: Item 7. Ron Stone.

RON STONE: One bit of good news before I start. The paper strike up in Canada has been settled and they went back to work on Aug. 25th. and the first ship will be in Pier 48 on the 15th, that's the Rondeggan. Paul River is back to work also.

"Fleet Week" is a new concept for us here now. "Fleet Week" started about two months ago, when the Mayor was having meetings with various Navy officials in the interest of trying to support ship repair industry for the area. One of the Navy officials suggested to the Mayor about reviving Fleet Week. The last time it was held here was 1939. The Mayor has designated a host committee to coordinate this, and put all the ideas together. And I'm going to run through this and give you an idea about what kinds of things are planned. The main part will be centered around the arrival of USS San Francisco which is the nuclear submarine which is coming to San Francisco on November 1. The mini version of Fleet Week which is what this is being term will start October 27 to November 5 is intended to be a prototype of one that will be an annual affair centered around July 4. Right now there are eleven vessels scheduled to arrive here, three destroyers, two fast frigates, the Callahan, which is a missile destroyer recently commissioned, San Francisco, and four to five vessels, service type vessels. They will all be berthed in the Pier 45, Pier 35 and Pier 31 area. We are working out the schedules now. The most ambitious part is looking at the social events that are planned. The major event will be the arrival of the SS San Francisco. There will be a large presentation at Pier 35. We will be inviting all the Commissioners. The events start off on the 29th of October, with a thousand person spaghetti feed, at Pier 45, there will be a cocktail party reception for the officers. From there it goes on, there will be reception for Admiral Watkins at the Hyatt Regency by the Commonwealth Club. Cyril Magnin has arranged for three or four hundred seats at "Beach Blanket Babylon" . There will be receptions by the Navy at Treasure Island. A reception at St. Francis Yacht Club for the officers and crew of the San Francisco. There will be a fireworks display on the night of November 1. Luncheon for Admiral Watkins. A large civic reception in the Rotunda, for which there anticipating anywhere from a thousand to two thousand people. A Senior Officer dinner at the Green Room of the War Memorial. A Junior Officer dinner at the Presidio Officers Club. And an enlisted men's dinner at the S.F. Athletic Club. This is a very large affair, there are probably twenty-five to thirty-five people involved in the planning of it. Most of the plans are tentative right now. The Port will be involved in the planning. We are in the process right now of trying to assist in the development of funds to help sponsor or pay for some of the activities. We will keep you advised of all the activities.

COMM. BRIDGES: When you get things in more shape, give us a memorandum on this.

RON STONE: Yes, we will.

COMM. GARTLAND: In connection with this, as I understand it, Mr. Stone, there was an original purpose to try to increase our visibility with reference to the Navy to try to get more ship repair, which we are losing to Long Beach and Seattle. I met with people in the Navy last week for about an hour and a half in Washington, and they raised two points - number one, the fact that we really haven't done much for the Navy heretofore. Three points, one that we are addressing now. No. 2 the inability of San Francisco to handle , and single contractor to handle the big job, the New Jersey, the Iowa. You're connected with the Bay Area Ship Repair, are you not, Ron?

RON STONE: Yes.

COMM. Gartland: You are familiar with the problem, the inability to put together a consortium to bond themselves? Have they addressed this problem?

RON STONE: One of the things that was going on, in an effort to get the New Jersey, was that particular procedure. There was a standby group set up, using Bechtel and possibly General Dynamics as a master contractor, and take over the whole operation. Because of other problems the New Jersey did not come here. But that procedure is in place and could be used again.

COMM. GARTLAND: That was just one point. Let me just raise the points as I recall them. The other point was the inability of the San Francisco Bay Area ship repair industry that we now have to handle the sophisticated equipment presently on Navy ships. That equipment requires contractors such as Collins, Lytton Industry, people like that. Has that been addressed?

RON STONE: It's been addressed. It is a deficiency that's being worked on. It's a matter of attracting the very sophisticated electronics firms here, and to have them here there has to be some work for them. So it's rather a Catch 22 situation.

COMM. GARTLAND: Well, we do have the very sophisticated people here down in the Silicon Valley. Is it just that our repair people aren't working with them now or don't have the connection?

RON STONE: Part of it is that they aren't working with them because there's been no work for them to work on. The major part of the Navy work has been going to Navy yards, it hasn't been available to the commercial yards. But they're well aware of this, and they

are working with several firms.

COMM. GARTLAND: And the third thing, Jim, was the spiking of labor costs in San Francisco on ship repair. Why is that? Aren't the Pacific Coast Metal Trades up and down the whole coast, Harry? Why would they spike in San Francisco in costs?

COMM. BRIDGES: I don't know. They've done a better job around here. It's the cost of things.

RON STONE: There was a situation a couple of years, there were a couple of contracts in which there was poor performance.

COMM. GARTLAND: The Navy says that particular situation has straightened itself out, that the work that is coming out of that yard is excellent. Could you find out and report to all the commissioners by memorandum why, and what if anything can be done. I suggest you get a hold of Clarence Briggs and I'm sure he's aware of it.

RON STONE: To give you an example, the Camden, the next vessel we are told that will be here in the Bay Area October 5. The Bay Area yards were no. 1 and 2 bidders, they were clear winners. I think if there was a problem due to labor costs, it doesn't exist anymore. That would be a very good example to show.

COMM. GARTLAND: Then I think we should bring it back to the Navy and respond to them. Another problem that they raised, and I think we discussed this, Jim, alot of these ships are based in southern California and they say they can't send the crews up here because they've got their families down there. Well, the Navy has a policy which I didn't know before, that if the repairs take over six months then they transfer everybody, anyway. Including their families.

RON STONE: Anytime a ship is in place more than six months, it automatically gets a homeport there. Of course, the issue of homeporting is one of the major issues of BASRA as well as the Mayor's Task Force.

COMM. GARTLAND: I got a definite understanding from the Navy, that it would be possible that on those ships coming up for repairs for less than six months, to ask for volunteers. There are alot of people based in Long Beach that wouldn't mind coming to San Francisco for a period shorter than six months. I think the choice is rather obvious. There would be plenty of volunteers.

RON STONE: There's a good effort going on right now by the San Francisco Chamber of Commerce and Oakland to be able to locate housing, similar to the pattern that is being done in some East Coast places as well as in Los Angeles. Where when vacancies occur, that the Navy will get first crack at it.

COMM. GARTLAND: That's commendable. I think that the unions also should be involved. And they're represented on the ship repair committee.

COMM. BRIDGES: There would be no objection from the Pacific Coast Metal Trades to having the work done here.

COMM. GARTLAND: That's right, Harry, but the fellow from Seattle is going to want the work done in Seattle, so there is a little intra-mural play there.

COMM. BRIDGES: I've been out of touch for the last few years, that is all I am trying to say.

COMM. GARTLAND: Well, I want to be sure that we are up to date, because when we are talking with there people we ought to have the facts.

PRES. RUDDEN: There is a matter now that I would like to bring before the Commission. The question of review of the presidency. I have been president for approximately eight years. During that time, from time to time, we have had certain discussions regarding the length of office, and it was the consensus of opinion that I remain. I have stayed much longer than I have ever intended. I believe that the presidency of this commission should be reviewed from time to time. I believe that other members of the commission on a rotating basis, should take over. That periodically the presidency should be reviewed. At any rate, I have other reasons which involve personal and business for which I would like someone else to take over in my place. So as of today, I would like to suggest perhaps Mr. Gartland would take over the presidency, but before I do that I would like to thank my fellow commisioners for their efforts over the years. I would like to thank the staff of whom I am quite proud.

COMM. BRIDGES: Well, Jim, you have twisted my arm but we've been around here a long time so if this is what you think is best for the Port, I am prepared to go along with you. I am sorry to see you make the decision that you have and give up the chairmanship but that's your decision and if you want to suggest someone to take over in your place, I'll go along with you.

COMM. COLEMAN: I would like to say something. I am trying to see what comes first, the chicken or the egg. I would like to nominate Mr. Gartland as president, or whether I should first thank and commend President Rudden for his past services. I suppose I should first ask for a unanimous vote from the Commission commending your services. I for one am sorry that I have not had the opportunity to serve under you for longer but I know that the short period time I have served with you, I have a great deal of respect for your leadership.

At an appropriate time there should be some sort of memento given to memorialize this statement. May I hear a motion?

COMM. GARTLAND: Arthur, before you do make the motion I would like to comment on this. Number one, I consider Jim a close, personal friend and it certainly been a pleasure serving with him. He has been president during growing pains, and has been on this commission from the time the port was turned over to the City. His sidekick, Cyril Magnin, and he handled many problems with great skill. I think Jim can be very proud of the eight years he served as president, and the many years he served as a member of this commission. I would like to join with the others in saying unanimously that we thank you for your service.

COMM. BRIDGES: I would like to add my thanks to Jim, for his leadership during some pretty difficult times. Before the port was turned over to the City, in 1964 when there was a survey by the Gruen Corp. I was on the committee at that time. It was a pretty difficult thing to decide at that time whether the northern waterfront as far as shipping was concerned was finished. There was alot of flak that came down, what the commission was doing about the broken down piers, where did all the ships go? It was the same situation, where the horse and buggy went. Things were changing! The leadership given by Jim and by Cyril Magnin was an inspiration to us all.

COMM. COLEMAN: For the sake of the record, I should make a moti to accept the resignation of James Rudden as president of the Commission with deep appreciation for his past services and at an appropriate time and place, a further expression of our thanks be given to President Rudden.

COMM. BRIDGES: Second.

COMM. COLEMAN: I will now move that Commissioner Gartland be nominated as president for a period of one year effective until July 1983.

COMM. BRIDGES: Second.

PRES. RUDDEN: Commissioner Gartland will take over as president effective today and continuing for a term ending July 30, 1983. If there are no objections, Mr. Gartland is the new president. Congratulations, Gene.

TOM YERKES: Mr. President, before we close the meeting, may I on behalf of the staff express our appreciation and thanks for your services and welcome Mr. Gartland to the Chair.

PRES. GARTLAND: As my first order of business, may I declare the meeting adjourned. The meeting was adjourned at 10:35 a.m.

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SAN FRANCISCO PORT COMMISSION

Minutes

THE REGULARLY SCHEDULED MEETING OF SEPTEMBER 23, 1981, OF THE SAN FRANCISCO PORT COMMISSION HAS BEEN CANCELLED DUE TO LACK OF QUORUM.

THE NEXT REGULAR MEETING OF THE SAN FRANCISCO PORT COMMISSION WILL BE HELD ON WEDNESDAY, OCTOBER 14, 1981.

Stephanie T. Cincotta
Secretary to the Commission

San Francisco Port Commission

Meeting of:
October 14, 1981 Minutes

Next Meeting:
October 28, 1981

The regular meeting of the San Francisco Port Commission was called to order at 10:10 a.m. by order of President Eugene Gartland. Approval of the minutes of the meeting of September 8, 1981 was passed unanimously. Commissioner Coleman inquired if the change in the format of the minutes was permanent. He was assured that the verbatim-type minutes was a one time only format, and we would return to summary minutes.

Executive Director's Report - Mr. David stated that the president of the Commission and he met with a committee of Fisherman's Wharf merchants to discuss voluntarily restricting the sale of liquor from the street stands. Also present at the meeting were Captain Macia and Officer Geraldi, San Francisco Police Department, who agreed they would aggressively enforce the law prohibiting the consumption of alcohol on the streets.

Mr. Stone reported on the schedule of events for the upcoming Fleet Week - October 29 through November 5, which will include receptions and dinners honoring the officers and men of the Navy.

Finance and Administration Report - Mr. Yerkes asked for approval of refunds and allowances for September in the amount of $75,043.02. Approval was unanimous.

Mr. Yerkes initiated discussion on matters pertaining to changes in the Continental Development Corporation's development of the Ferry Building Complex. Negotiations between CDC and staff should be completed prior to the November 18 Commission meeting on pertinent matters and staff will make a recommendation at that time.

President Gartland asked Mr. Gene Mays of Continental to address two of the issues: parking and one of the long-term lessees, World Trade Club. Mr. Mays stated that three different options had been broached with the World Trade Club; one, recognizing they do have a lease, thereby they are entitled to remain where they are, in which event we will have to redesign the building; secondly, that we would complete the World Trade Center and they could occupy the third floor of that building; and, thirdly, the possibility of their occupying the Agriculture Building. Mr. Mays reiterated his statement that the feasbility of the entire project rested on resolving the World Trade Club location issue.

Mr. Yerkes requested approval of an increase in personal services costs for salaries for fire boat personnel and the Fire Marshal. It was moved by Commissioner Bridges, seconded by Commissioner Coleman and approved unanimously.

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Mr. Yerkes requested Commission approval of 5 year Capital Improvement Plan and authority to forward the plan to the Capital Improvement Advisory Committee. Mr. Yerkes also requested permission to submit a supplemental appropriation in the amount of $6,625,000.

After a spirited discussion, the Commission voted unanimously to authorize staff to go forward with the budgetary procedures for the six million dollars; withhold the submission to the Committee for further consideration.

Finally, Mr. Yerkes asked approval to extend existing fire insurance policies for three more years, and increase the maximum coverage to $75,000,000. It was moved by Commissioner Coleman, seconded by Commissioner Rudden, passed unanimously.

Commercial Property - Approval was requested and granted for License and Lease Nos. L-10524 - 10530 by unanimous vote.

Mr. Ashe, Commercial Property Manager, requested Commission approval of bid package for SWL Lot 318 (The Roundhouse). Commissioner Morrison inquired if this improvement was an historical landmark and he was informed that at the present time it is indeed a City Historical landmark but as yet has not been certified as a federal landmark.

Following Mr. Ashe's presentation, President Gartland stated that he would have difficulty voting his approval of this package without additional time with which to examine it. It was therefore the unanimous decision to hold over this item until the next regularly scheduled meeting.

Mrs. Barbara Goen, Project Director, Fisheman's Wharf, requested approval of the Commission of lease assignments and subleases for Tarantino Fish Company Leases L-9171 and L-9172 to Hoei Trading America Inc. It was moved by Commissioner Morrison, seconded by Commissioner Coleman, and passed unanimously.

Deputy City Attorney Connie Rutherford requested approval of an amendment to the Harbor Traffic Code changing the speed limit on the Embarcadero from 30 mph to 35 mph. It was unanimously approved.

Modifications #1,2,3, and 4 to Contract for Pier 35 passenger terminal were approved unanimously.

Approval to amend the ROMA contract in the amount not to exceed $23,000 was granted unanimously. President Gartland suggested that for future requests for amendments to contracts, a brief summary be included which would detail what has been expended to date, and how many increases have been granted. Staff agreed that this procedure would be followed in the future.

A matter which was not calendared was next introduced relevant to selection of a vice president of the Commission. President stated that he would entertain a motion and Commissioner Rudden moved to name Commissioner Arthur Coleman as vice president for a term effective immediately to July 30, 1983; Commissioner Morrison seconded the motion and it was passed unanimously (Commissioner Coleman abstained from voting).

There being no further business, the meeting was adjourned at 11:05 A.M.

SAN FRANCISCO PORT COMMISSION

MINUTES

Meeting of:
October 28, 1981

Next Meeting:
November 18, 1981

The regular meeting of the San Francisco Port Commission was called to order at 10:05 a.m. by President Gartland. Approval of the minutes of the meeting of October 14, 1981 was unanimous.

PRESENT: Commissioner Bridges, Coleman, Gartland, Rudden

ABSENT: Commissioner Jack Morrison

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ALSO PRESENT: Deputy Director Taormina
Deputy Director Stone
Chief Engineer Kiisk
Deputy Attorney Rutherford
Property Manager Ashe

In the absence of Executive Director David, Mr. Taormina reported to the Port Commission regarding the commencement of Fleet Week on Thursday, October 29 with the flotilla of Navy vessels arriving at 1200 hours. A great many civic events have been planned honoring the officers and men of the Navy and the Port will participate in presenting plaques to the Captains of the visiting ships.

The second matter was a proposal from California Department of Transportation (John West) to extend Peninsula commuter operations with three additional trains being brought via the Belt Railway right-of-way to the Ferry Building. Further meetings will be held with City agencies, and CalTrans in an effort to allow this extension on an interim basis.

Public hearing on the prohibition of alcoholic beverages from sidewalk stands was declared open, with testimony from the public invited. The following people testified:

Frank Sabella, Sabella & LaTorre Restaurant
Officer Mick Geraldi, SF Police Department
Andrew Lolli, Castagnola's Restaurant
Paul Guardino, Guardino Gift Shop
Dominic Cresci, Cresci Brothers
Nunzio Alioto, Alioto #8 Restaurant

Following testimony, the Commission unanimously passed Resolution No. 81-86 prohibiting sale of beer and alcohol from sidewalk stands in the Fisherman's Wharf area. This matter was calendared and will be reheard in 120 days so that the effect of this prohibition can be determined.

Finance and Administration - Mr. Gene Mays, vice president, Continental Development Corporation, gave an update on the Ferry Building development project, indicating that progress is being made on relocating the World Trade Club from the third floor of building. Parking matter is being addressed with a meeting planned with BCDC next week for the purpose of discussing alternative resolutions to include parking within Pier 1 only. Mr. Mays stated that he would be meeting shortly in Washington, D.C. with the Department of the Interior to discuss the historic restoration of the Ferry Building. Mr. I.M. Pei, the architect for the project, and Mr. Charles Hall Page, historical architecture consultant, will be accompanying Mr. Mays.

Commissioner Rudden inquired about a ballpark figure timewise for start of construction. Mr. Mays responded that if all went accordingly construction would begin 12 months from next January and that the Agriculture Building and World Trade Center would be the first to be built so that those tenants from the Ferry Building, desirous of remaining in the project, could be relocated in the World Trade Center.

In response to Pres. Gartland's request for a timeline on the project, Mr. Mays stated that at the next meeting on November 18, he would present a complete schedule of dates for the Commission's review.

Commercial Property - Mr. Taormina requested approval of licenses and leases no. 10531-10533 which was unanimously passed.

Mr. Ashe presented a bid package for Seawall Lot 318 - the Roundhouse, to the Commission for approval, and after discussion it was approved unanimously.

Mr. Taormina presented a request for approval of the Dames & Moore contract for subsidence control study on Pier 80. It was moved by Commissioner Rudden, seconded by Commissioner Coleman, and approved unanimously.

There being no further business, the meeting adjourned at 11:05 a.m.

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# SAN FRANCISCO PORT COMMISSION

## REGULAR MEETING

Minutes

November 18, 1981

COMMISSIONERS

PRESENT: Eugene L. Cartland, President
Arthur H. Coleman, Vice President
Harry Bridges
Jack Morrison
James J. Rudden

ABSENT: None

ALSO PRESENT: Edward L. David, Executive Director
Thomas Yerkes, Finance & Administration
Anthony J. Taormina, Planning & Research
Ronald Stone, Maritime Affairs

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SAN FRANCISCO PORT COMMISSION

MINUTES

Meeting of:
November 18, 1981

Next Meeting:
December 9, 1981

The regular meeting of the San Francisco Port Commission convened at 10:05 a.m. by order of President Gartland, who welcomed Mayor Dianne Feinstein to the meeting to address the Commission and staff.

Mayor Feinstein thanked Pres. Gartland, stating that her purpose was a commentary on the management by objectives program which was instituted by this administration. Under this program, the performance by a department is reviewed by the Mayor, and is a tool which is used in the budget process. Goals are set on a quarterly basis, the department's performance in achieving those goals is measured, new goals are set and your performance is measured. (Copy of the Mayor's text and report is attached; said attachment becomes part of the official minutes by this reference.)

At the conclusion of the Mayor's remarks, the Mayor presented Port crane division performance award plaques in recognition of excellent service for the year 1980-81.

The regular meeting was then resumed; approval of the minutes of the meeting of October 28, 1981 was unanimous.

Finance & Administration - Mr. Yerkes asked for approval of refunds and allowances for the month of October; it was so moved.

A declaration of emergency at Pier 96 for repair of plumbing in the amount of $4,500 was approved.

Port Director was instructed to investigate certain bond counsel firms in the interest of retaining same to protect the Port to ensure no increased liabilities to the City. Pres. Gartland cautioned staff to research the matter thoroughly with reference to cost before making final selection. Motion to approve was made by Comm. Rudden, seconded by Comm. Morrison.

Approval of Years 2 through 5 of the Capital Improvement Plan was moved by Comm. Morrison, seconded by Commissioner Rudden, passed unanimously.

Discussion of Continental Development Corporation's Ferry Building complex ensued. Mr. Yerkes indicated that following August 5 request from Continental, staff had reached agreement with Continental on two outstanding issues - 1) rent and 2) parking. The rent issue has been agreed to as an increase in minimal rental of $250,000 per year, which makes the minimal rental from $750,000 to one million per year. The parking issue has been determined to be best-suited for the bulkhead building, there will be something under 400 cars in a mechanical system in Pier 1. Resolution of these two issues caused staff to recommend approval by the Commission today of the following items: Phase I, preliminary cost estimates and the preliminary cash flows and definition of tenant markets; Phase IV, variances in use, Pier 1 option, and modification on Exhibit E. Mr. Yerkes detailed for the Commission the requested variance in use, stating Continental wished

to change from 1/3 retail - 2/3 office from the Ferry Building to the entire project 1/3 retail, 2/3 office and from Agriculture Building Office to Agriculture Building retail/restaurant and office.

Testimony from interested individuals followed, with the tenor being a protest against increasing the retail usage without a like increase in parking facilities. Mr. Bill Russ, project manager of Continental, and Mr. Al Blake, representing Continental, attempted to respond to some of these concerns, intimating that the discussion is still of conceptual design.

Listed herein are names and organizations testifying against the proposed changes:

Mr. and Mrs. George Campos, White Goose Co.
John Elberling, San Francisco Tomorrow
Peter Brown, Fisherman's Wharf Merchants Association
Pat Flanagan, Standard Fisheries

Commissioner Morrison stated that he was not ready to vote on the proposed resolution and requested the matter be put over to the next meeting. Commissioner Coleman dissented with the sentiment, stating that at some point a decision would have to be made, but he was willing to go along with the majority. The date of December 9 was agreed to for further discussion of this issue.

In response to a request from the audience (Peter Brown, Fisherman's Wharf Merchants Assn.) Mr. David scheduled an interim meeting for all interested parties who wished to participate for ten o'clock on Wednesday, November 25, in the Commission Room.

Commercial Property -

Motion by Commissioner Coleman, seconded by Commissioner Bridges, to approve licenses and leases no. 10534 - 10546, was passed unanimously.

Mrs. Barbara Goen, project manager, Fisherman's Wharf Action Plan, presented a request to approve a bid package for lease of SWL Lot 300-301, Fisherman's Wharf parking lot. Ms. Goen, in response to a query from Commissioner Gartland, stated that City Planning in granting the conditional use permit to construct the restrooms and pavilion, required the Port to construct the plaza. Mr. David further indicated that as part of the City's Master Plan at one time there was a plan to have the entire area as a plaza with an underground garage beneath it.

Mr. Stephen Leonoudakis, the operator of the parking lot at this location, addressed the Commission to protest being excluded from the planning process involved in this matter. Mr. Leonoudakis alluded to the fact that as operator of this lot, he had paid the Port over two million dollars in revenue since operating this lot for seven years and seven months, and felt entitled to be consulted. Mr. Leonoudakis requested the Commission

put this matter over for a month, in order to allow him the opportunity along with other members of the parking industry to examine the bid package and make some evaluation of the program.

The next speaker was Mr. Tim McDonnell, from Tarantino's Restaurant, who wished to express the views of the Fisherman's Wharf merchants against the plaza, stressing that the number one problem at the Wharf is a lack of parking, and therefore a need for a validation system.

In addition, Mr. David Dibble, Telegraph Hill Dwellers, spoke in support of the plaza. Mr. N.Alioto, Alioto's Restaurant, spoke to the possibility of an undesirable element congregating in the plaza, suggesting other problems inherent in constructing this plaza. A motion by Comm. Coleman to approve the bid package, died for lack of a second.

Motion was then made by Commissioner Coleman , seconded by Commissioner Bridges to further explore this matter with City Planning, and return to the Commission on December 9 with a resolution.

Planning, Egineering & Maintenance -

Motion to approve modification nos. 5-9 on Pier 35 passenger terminal contract was passed unanimously.

Motion to award contract for sprinklering of Pier 31 was passed unanimously.

Motion to award contract for automatic wheel chocking of Paceco Cranes was passed unanimously.

Item 10 was withdrawn due a determination made that this can be provided by a change in our existing Port tariff rather than a lease.

Meeting was adjourned at 12:30 p.m.

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# SAN FRANCISCO PORT COMMISSION
## MINUTES

Meeting of:
December 9, 1981

Next Meeting:
January 13, 1981

The regular meeting of the San Francisco Port Commission convened at 10:05 a.m. by order of President Gartland. Those in attendance were:

PRESENT: Commissioners Bridges, Coleman, Gartland, Morrison Rudden

ABSENT: None

ALSO PRESENT: Port Director Edward David
Deputy Directors Stone, Taormina, Yerkes

Mr. David requested that Item 6, under commercial property, be put over to the first meeting in January and it was so ordered. It was then suggested that Item 4(d) Continental Development Corporation approval be considered as first priority in deference to the number of people in attendance who are interested in this matter. Therefore, the Commission elected to hear this matter as the first item on the agenda. Mr. Yerkes stated that since the November 18 meeting, certain issues have been resolved, i.e., request for four-story World Trade Center withdrawn; retail/restaurant area will be limited to 115,000s.f. excluding the World Trade Club, any increase over the 115,000 s.f. to require Port Commission and City Planning approval, and would be requested only upon justification due to industrial requirement, change in marketing conditions, need for critical mass, and economic success of the project; the minimum rent will reflect only $159,000 increase not the $250,000 originally agreed to at the last meeting, as a result of a removal of the fourth floor of Pier 1; the parking issue appears to be a viable one at the Bulkhead Building which is inside the leasehold and the Chevron site will be investigated both by CDC and staff.

Mr. Yerkes next introduced Mr. Gene Mays, Senior Vice President, of Continental Development, who thanked the Commission for its courtesy and asked permission to present a roster of speakers in support of the project. He introduced Mr. Robert Kerry, a principal of Urban Centers Development, Ltd marketing agent for Embarcadero Centers 1, 2, 3, and 4, who emphasized the compatability of the Ferry Building project to the neighborhood, insofar as the quality of the merchandising in the retail/restaurant component is concerned. Mr. Kerry also stressed that this project (or any project) have sufficient breadth and depth to have a reasonable component of various classifications of quality goods, services, and food and beverage.

The next speaker was Mr. John Sullivan III, architect with I.M. Pei and Associates, who spoke to the conceptual design of the project. In response to an inquiry by Comm. Gartland, Mr. Sullivan reiterated that the Ferry Building project was an extension of the Embarcadero Centers in similar uses, on different levels of activity.

Mr. Michael Marston of Kaiser Marston Associates Inc., marketing consultant for the Ferry Building consultant team, Mr. Walter Johnson, Retail Clerks' Union, Mr. Michael Hardiman, Building Trade Unions Council, and Mr. Bob Jacobs, Hotel and Restaurant Employees', each of whom added brief

remarks supportive of the project, relevant to his particular area of expertise. Following these speakers, Miss Pamela Duffy, of Jacobs, Sills, and Coblentz, who was asked to summarize, asked to reserve her comments until after all of those persons in the audience had had the opportunity to speak.

Mr. Herbert Zelinsky, Telegraph Hill Dwellers, commented that his association is still keeping its eyes open on the issue of the 40 foot height limitation.

Mr. J. Hannon, representing Gerald Hines, developer for 101 California, spoke to the need of his employees for additional restaurant facilities, suggesting that Continental's proposed development will be a definite plus for those people who work in downtown San Francisco.

Mr. Chris Martin, of the Cannery, addressed the possibility that the developer has the option to come before the Commission at some future date seeking additional square footage for retail/restaurant use. Relevant to this matter, Mr. Martin suggested that any such request should be required to be processed through a group such as NEWAC, and then to the Port and Planning Commission as a modification to the NorthEastern Waterfront Plan.

Ms. Diane Campos, representing the White Goose establishment in the Cannery, expressed her concern that a precedent is being set by allowing Continental the open-end clause on additional retail/restaurant usage. Mr. Darrell Solomon agreed with this speaker, and urged the Commission to limit the developer to 115,000 square feet,"rather than the suggestion to all that the balloon can be expanded rather easily".

Pres. Gartland called upon Miss Duffy, of Jacobs, Sills, and Coblentz, who stated that it was inappropriate to ensure marketers who might want to come to San Francisco that there will be no competition by ensuring that under no circumstances will this project be allowed to increase its retail base. She further stated, "This is a future-oriented city, time, places, demands, and needs all change". She further urged the Commission to adopt the compromise resolution that was tendered and move forward on this very vital project.

Discussion followed Commissioner Morrison's queries to Mr. Mays re the economic viability of the World Trade Center would be enhanced by the presence of the World Trade Club and to Mr. Kiisk re load-bearing capability of the Bart platform. Following this, Commissioner Coleman made a motion to approve the resolution contingent upon certain language changes. Specifically, under No. 6 of the resolution, this would become two items - Pier 1 - World Trade Center(new construction) no higher than 40 ft.;second item would be parking site, Pier 1 bulkhead building and/or Chevron site across the street, however, developer is free to suggest alternative site.

The motion was unanimously approved.

The minutes of the meeting of November 18, 1981 were approved with one exception - Commissioner Morrison requested that portion of the minutes that are relevant to the Continental Development Corp. Ferry Building project be transcribed in greater detail and accuracy and submitted prior to the next meeting for approval.

Mr. David next asked the Commission for direction relevant to a recent Seaport Policy Committee Hearing, chaired by Sen. Milton Marks. Mr. David sought the Commission's feeling on the question posed at the hearing. Is the Commission interested in pursuing the question of a Greater Bay Area Port Authority? Mr. David was directed to come back to the Commission within the next few months with a staff recommendation.

Mr. David reported that he, Comm. Gartland, Coleman and Tom Yerkes had a number of meetings with investment bankers regarding a prospective bond issue to expand Pier 94 facility on the Southern Waterfront. The Commission granted permission to Mr. David to negotiate an agreement with an investment banker to operate as our financial advisor, limiting this to an amount not to exceed $50,000.

Mr. Maglulio, owner of the Crow's Nest Restaurant, addressed the Commission next, seeking approval to join with Peer Inn restaurant under Maglulio's lease terms - this would in essence terminate Maglulio's lease, and grant to George Papadakis the same terms and conditions as enjoyed by Maglulio. After discussion, it was the decision of the Commission to continue this matter over until the second meeting in January in order that sufficient study could be given to this matter.

Item 3b was put over until the first meeting in January by request of the Executive Director.

Finance and Administration -

The first item is not calendared; it is a request for a declaration of emergency for the Embarcadero Sewer Line repair in the amount of $6,568. Approved unanimously.

4a) Approval of refunds and allowances in the amount of $37,692.06 was moved by Comm. Morrison, seconded by Comm. Coleman, and passed unanimously.

4b) Meeting schedule for 1982 was approved unanimously, after discussion Pres. Gartland requested a revised schedule be provided, deleting the reference to government section not applicable.

4c) Approval of $120,000 supplement to the City Attorney's budget was granted following discussion and presentation by Mr. Ed Johnson, of the City Attorney's office.

Commercial Property -

5. Approval of license and lease nos. 10547-10557 was passed unanimously.

6. Approval of bid package for lease of SWL Lots 300 and 301 was granted unanimously.

Engineering, Planning and Maintenance -

7. Modification nos. 10-12 to Pier 35 passenger terminal contract were granted by motion of Comm. Morrison, seconded by Commissioner Coleman.

8. Approval to make final payment to Todd Shipyards Corp. for floating equipment was approved unanimously.

Maritime -

9. Mr. Ron Stone presented a request for a supplemental budget of $162,000 in order to transfer monies from one objective to another. Comm. Morrison requested that Mr. Stone return to the Commission with a more specific plan of transferring funds and for what purposes, prior to approval being granted.

There being no further business, the Commission adjourned to Executive session at 1:35 p.m.

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